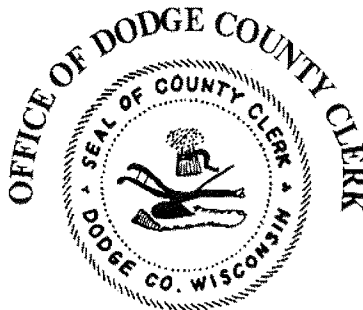


KAREN J. GIBSON  
Dodge County Clerk  
[kgibson@co.dodge.wi.us](mailto:kgibson@co.dodge.wi.us)

Administration Building  
127 East Oak Street, Juneau WI 53039  
920-386-3605 / Fax: 920-386-4292



SHELBY J. MILLER  
Chief Deputy  
[smiller@co.dodge.wi.us](mailto:smiller@co.dodge.wi.us)

CHRISTINE M. KJORNES  
Deputy  
[ckjornes@co.dodge.wi.us](mailto:ckjornes@co.dodge.wi.us)

November 7, 2017

Dear Supervisor:

The agenda and resolutions for next week's Annual County Board Budget Session are included with this letter

**Please bring the budget book you received at last month's meeting to the November meeting.**

The **Budget Hearing** will begin at 9:00 a.m. on Tuesday, November 14<sup>th</sup>. Chairman Kottke will declare the Public Hearing open at 9:00 a.m. and discussion on any items in or pertaining to the budget by the general public will be allowed. At the close of the discussion and comments on the budget, the Chairman will close the Public Budget Hearing. Chairman Kottke has requested all motions to amend the budget in any way be made in writing and be presented during Mr. Mielke's presentation of the budget.

**Immunization Shots** will be given by the Public Health Department before the Board meeting beginning at 8:00 a.m. in Meeting Room 1A – First Floor of the Administration Building. There is no fasting or doctor's permission necessary. You will be asked to fill out a short form. The shots cost \$30.00 unless you have Medicare as your primary insurance (not an advantage plan.) If you have questions about immunization shots, please contact the Public Health Department at 920-386-3670.

Please feel free to contact Chairman Kottke or myself with any questions you may have regarding the November 14<sup>th</sup> County Board Meeting.

Sincerely,

Karen J. Gibson  
Dodge County Clerk

Enclosures

**Dodge County Board of Supervisors  
October 17, 2017 – 7:00 p.m.  
Administration Building - Juneau, Wisconsin**

The October Session of the Dodge County Board of Supervisors was called to order by Chairman Russell Kottke at 7:00 p.m.

The Board rose to say the Pledge of Allegiance.

Roll call was taken by Chairman Kottke with all Supervisors being in attendance with the exception of Supervisors J. Bobholz, Fink and Glewen who had previously asked to be excused.

Chairman Kottke called for approval of the minutes. A motion was made by Supervisor Maly and seconded by Supervisor Duchac to approve the minutes of the September 19, 2017, session of the County Board meeting as recorded, and dispense with the reading of the minutes. The motion passed by acclamation with no negative votes cast, and was so ordered by the Chairman.

**Communications on File**

Chairman Kottke reported there were no communications on file.

**Special Orders of Business**

The Chairman called the First Special Order of Business: Confirm appointment made by County Administrator, James Mielke. Reappoint Karen Coley to the Loan Advisory Committee for a one year term, commencing on October 19, 2017 to October 19, 2018, both inclusive. A motion to accept the reappointment was made by Supervisor Greshay and seconded by Supervisor Behl. The motion passed by acclamation with no negative votes cast, thereby approving the reappointment.

Chairman Kottke then called the Second Special Order of Business: Confirm appointment made by County Board Chairman. Appoint Kira Sheahan-Malloy as a member of the Board of Directors on the Friends of Clearview Committee for a two year term. Her term will commence on January 1, 2018 and expire on December 31, 2019. A motion to accept the appointment was made by Supervisor Duchac and seconded by Supervisor Schmidt. The motion passed by acclamation with no negative votes cast, thereby approving the appointment.

Chairman Kottke then called upon Victoria Pratt, Chief Executive Officer, Glacial Heritage Development Partnership and Nate Olson, Planning/Economic Development Administrator, Dodge County Land Resources and Parks Department who, together, gave an update on the Glacial Heritage Development Partnership. Following the presentation there were questions by Supervisors Greshay, Berres and Houchin answered by Ms. Pratt.

Chairman Kottke next called upon Supervisor Marsik, Chairman, Human Resources and Labor Negotiations Committee, who introduced Sarah Hinze, Human Resources Director who gave a presentation on Resolution 17-49, 2018 Dodge County Compensation Plan Adjustments. Ms. Hinze explained the current compensation plan structure and the proposed changes to the compensation plan. Questions by Supervisors Berres, Hilbert and M. Bobholz answered by Ms. Hinze.

The following Bridge Memorials, Resolutions and Reports were read by the Clerk and acted upon by the Board:

**Bridge Memorials** Highway Committee. A motion for adoption was made by Supervisor Berres and seconded by Supervisor Caine. The vote was cast with all voting in the affirmative, thereby adopting the Bridge Memorials.

**Resolution No. 17-46** Amend Town of Theresa Zoning Ordinance – John and Joy Bosch Property – Supervisor Fink. A motion for adoption was made by Supervisor Muche and seconded by Supervisor Behl. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

**Resolution No. 17-47** Amend Town of Herman Zoning Ordinance – Roger and Lisa Schmitt Property – Supervisor Justmann. A motion for adoption was made by Supervisor Justmann and seconded by Supervisor Muche. Question by Supervisor Duchac answered by Supervisor Schaefer. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

**Resolution No. 17-48** Amend Town of Portland Zoning Ordinance – Kyle and Katie Hubacher Property – Supervisor Berres. A motion for adoption was made by Supervisor Berres and seconded by Supervisor Behl. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

**Resolution No. 17-49** 2018 Dodge County Compensation Plan Adjustments – Human Resources and Labor Negotiations Committee. A motion for adoption was made by Supervisor Marsik and seconded by Supervisor Schmidt. The vote was cast with 29 ayes and 1 no, thereby adopting the Resolution.

**Ayes:** Benter, Kottke, M. Bobholz, Nelson, Marsik, Bennett, Greshay, Justmann, Schaefer, Muche, Bartsch, Johnson, Schraufnagel, Bischoff, Caine, Behl, Berres, Houchin, Roesch, Frohling, Schmidt, Duchac, Nickel, Sheahan-Malloy, Maly, Hilbert, Miller, Stousland, Derr. Total 29.

**No:** Guckenberger. Total 1.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

**Resolution No. 17-50** Purchase Eight (8) New 2018 Ford Utility Police Interceptor Vehicles for Sheriff's Office – Judicial and Public Protection Committee. A motion for adoption was made by Supervisor Miller and seconded by Supervisor Bischoff. Questions by Supervisors Berres, M. Bobholz and Houchin answered by Sheriff Schmidt. The vote was cast with 28 ayes and 2 noes, thereby adopting the Resolution.

**Ayes:** Benter, Kottke, M. Bobholz, Nelson, Marsik, Bennett, Greshay, Justmann, Schaefer, Guckenberger, Muche, Bartsch, Johnson, Schraufnagel, Bischoff, Caine, Behl, Berres, Roesch, Frohling, Schmidt, Duchac, Nickel, Maly, Hilbert, Miller, Stousland, Derr. Total 28.

**No:** Houchin, Sheahan-Malloy. Total 2.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

**Resolution No. 17-51** Convert Sheriff's Office Primary Radio Channel (Sheriff 3) to Two Separate Channels – Judicial and Public Protection Committee. A motion for adoption was made by Supervisor Miller and seconded by Supervisor Nickel. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

**Resolution No. 17-52** Resolution Closing Dodge County Law Enforcement Center – Pod J – Building Committee. A motion for adoption was made by Supervisor Schmidt and seconded by Supervisor Marsik. Comments by Supervisors Miller, Greshay, Schmidt, Derr and Maly, Sheriff Schmidt and Chairman Kottke. Questions by Supervisor Maly answered by Supervisor Schmidt. At this time, Supervisor Derr made a motion to amend the Resolution by changing the January 1, 2020 date to July 1,

2020 in lines 34 and 40 of the Resolution. The motion was seconded by Supervisor Hilbert. Comment on the amendment by Supervisor Berres. The vote was cast on the amendment with 7 ayes and 23 noes, thereby defeating the amendment.

**Ayes:** Marsik, Schaefer, Muche, Schraufnagel, Caine, Hilbert, Derr. Total 7.

**Noes:** Benter, Kottke, M. Bobholz, Nelson, Bennett, Greshay, Justmann, Guckenberger, Bartsch, Johnson, Bischoff, Behl, Berres, Houchin, Roesch, Frohling, Schmidt, Duchac, Nickel, Sheahan-Malloy, Maly, Miller, Stousland. Total 23.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

Comments on the original Resolution by Supervisors M. Bobholz, Berres and Guckenberger. At this time, Supervisor Guckenberger made a motion to lay the Resolution on the table indefinitely. The motion was seconded by Supervisor Maly. Chairman Kottke called upon Corporation Counsel Kimberly Nass to clarify what a motion to lay on the table means. Ms. Nass explained that a motion to lay on the table is usually out of order and another option would be to make a motion to postpone indefinitely and that it would be up to the Chairman to rule on the procedure. Supervisor Guckenberger changed his motion to a motion to postpone the Resolution indefinitely and Supervisor Maly agreed with the motion to postpone. Comments by Corporation Counsel Kimberly Nass and Supervisors Guckenberger and Houchin. Questions by Supervisors Nickel, Derr, Marsik and Maly and County Clerk Karen Gibson answered by Sheriff Schmidt, Corporation Counsel Kimberly Nass and Chairman Kottke. The vote was cast on the motion to postpone with 15 ayes and 15 noes, thereby defeating the motion to postpone.

**Ayes:** Kottke, M. Bobholz, Justmann, Guckenberger, Muche, Bartsch, Schraufnagel, Frohling, Duchac, Nickel, Maly, Hilbert, Miller, Stousland, Derr. Total 15.

**Noes:** Benter, Nelson, Marsik, Bennett, Greshay, Schaefer, Johnson, Bischoff, Caine, Behl, Berres, Houchin, Roesch, Schmidt, Sheahan-Malloy. Total 15.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

The vote was then cast on the Resolution as presented with 14 ayes and 16 noes, thereby defeating the Resolution.

**Ayes:** Benter, Kottke, Marsik, Bennett, Schaefer, Caine, Behl, Berres, Houchin, Roesch, Frohling, Schmidt, Sheahan-Malloy, Derr. Total 14.

**Noes:** M. Bobholz, Nelson, Greshay, Justmann, Guckenberger, Muche, Bartsch, Johnson, Schraufnagel, Bischoff, Duchac, Nickel, Maly, Hilbert, Miller, Stousland. Total 16.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

**Resolution No. 17-53** Allowable Levy Limit Adjustment – Unused Levy – Finance Committee. A motion for adoption was made by Supervisor Schaefer and seconded by Supervisor Frohling. The vote was cast with 29 ayes and 1 no, thereby adopting the Resolution.

**Ayes:** Benter, Kottke, M. Bobholz, Nelson, Marsik, Bennett, Greshay, Justmann, Schaefer, Guckenberger, Muche, Bartsch, Johnson, Schraufnagel, Caine, Behl, Berres, Houchin, Roesch, Frohling, Schmidt, Duchac, Nickel, Sheahan-Malloy, Maly, Hilbert, Miller, Stousland, Derr. Total 29.

**No:** Bischoff. Total 1.

**Absent:** J. Bobholz, Fink, Glewen. Total 3.

**Resolution No. 17-54** Transfer Funds from Information Technology Department 2017 Budget to the Human Services and Health Department 2017 Budget – Information Technology and Finance

Committees. A motion for adoption was made by Supervisor Frohling and seconded by Supervisor Schaefer. The vote was cast with all voting in the affirmative, thereby adopting the Resolution.

**Report No. 1** Ordinance No. 979 – Amend Land Use Code – Sal Okon, agent for Wondra Estate Property – Town of Leroy - Planning, Development and Parks Committee. A motion for adoption was made by Supervisor Behl and seconded by Supervisor Schaefer. The vote was cast with all voting in the affirmative, thereby adopting the Report and Ordinance.

**Report No. 2** Ordinance No. 980 – Amend Dodge County Comprehensive Plan – Planning, Development and Parks Committee. A motion for adoption was made by Supervisor Muche and seconded by Supervisor Behl. The vote was cast with all voting in the affirmative, thereby adopting the Report and Ordinance.

**Report No. 3** Ordinance No. 981 – Amend Land Use Code – Thomas, Lucas and Levi Bruins Property – Town of Trenton – Planning, Development and Parks Committee. A motion for adoption was made by Supervisor Duchac and seconded by Supervisor Schaefer. The vote was cast with all voting in the affirmative, thereby adopting the Report and Ordinance.

**Report No. 4** Ordinance No. 982 – Amend Land Use Code – Michael Henneberry and Indian Garden Land & Timber LLP Property – Town of Shields – Planning, Development and Parks Committee. A motion for adoption was made by Supervisor Frohling and seconded by Supervisor Berres. The vote was cast with all voting in the affirmative, thereby adopting the Report and Ordinance.

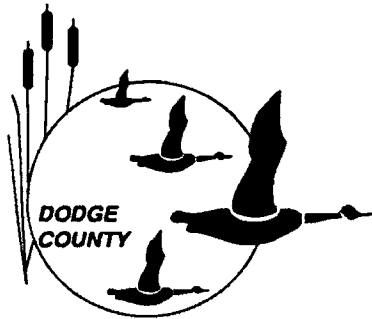
**Report No. 5** Ordinance No. 983 – Amend Land Use Code – Aaron Wolstein, Bulk Fluid Investments and the American National Bank Property – Town of Oak Grove – Planning, Development and Parks Committee. A motion for adoption was made by Supervisor Muche and seconded by Supervisor Schaefer. Questions by Supervisors Guckenberger and Stousland answered by Supervisor Schaefer. The vote was cast with all voting in the affirmative, thereby adopting the Report and Ordinance.

The Clerk noted the following had been placed on the Supervisor's desks: October, 2017 Aging and Disability Resource Center Newsletter and the 2018 Dodge County Budget Book. The Chairman ordered these be placed on file.

Supervisor Frohling invited the Board members to attend the October 24, 2017 Special Finance Committee Meeting that will be held in the Administration Building Auditorium at 6:00 p.m.

At 9:11 p.m. Supervisor Frohling made a motion to recess until November 14, 2017 at 9:00 a.m. Supervisor Maly seconded the motion. The motion passed by acclamation, with no negative votes cast, and was so ordered by the Chairman.

Disclaimer: The above minutes may be approved, amended or corrected at the next meeting.



---

## ADMINISTRATION DEPARTMENT

---

**JAMES MIELKE, COUNTY ADMINISTRATOR**

---

127 East Oak Street, Juneau, Wisconsin, 53039 (920) 386-4251

### County Project and Issue Update Volume 34 November 2017

**Information Technology Department Vacancy:** At this time recruitment for the Information Technology Director is anticipated to begin in January 2018. A projected start date is late March or early April 2018. In the interim I will be overseeing the department and meeting with staff on a regular basis regarding projects and outstanding issues.

In addition, Dodge County is contracting with Sheboygan based DataMax Services for an overall evaluation of the department. DataMax Services has provided a proposal with a stated objective of, *"Evaluate Dodge County Information Technology Department. Establish a strategy for reorganization of Information Technology Department to ultimately result in increased efficiency, improved user experience, and reduced overall expense of Information Technology Department."* The fee for the DataMax Evaluation is \$18,000. The evaluation will also include a *User Survey* to all Dodge County network users.

A question has been asked if the goal is to outsource the functions of the department. The short answer is no. The goal is to evaluate the department for opportunities for long term improvement.

The proposal was reviewed by the Information Technology Committee at their October 30<sup>th</sup> meeting. The tentative start date of the evaluation process is November 17<sup>th</sup> with anticipated completion and report submittal by year end.

**ERP Project:** An invitation has been extended to Dodge County Veterans Service Officer Andy Miller to participate as member of the Project Management Organization and Project Steering Committee. Andy has extensive technology experience and will be a good fit for both internal project committees.

The Tyler / Munis contract is anticipated to be signed by all parties within the next week to ten days. There has been internal discussion of beginning the implementation timeline in January 2018. The thought is with the holiday season fast approaching, waiting until January makes the most sense and will provide a well-deserved break for the Dodge County and Tyler /Munis team.

**Update - Dodge County Video – CGI Communication:** Filming of the Dodge County video by CGI Communications was completed Friday October 13<sup>th</sup>. Though the weather was a bit overcast during the three day filming period all involved were satisfied with the opportunity presented. Nate Olson and Karen Boyd coordinated the county efforts with CGI.

The County team is anxious to see the final product after the editing is completed. Solicitation of film sponsors is currently underway by CGI representatives.

**United Mailing Service:** Dodge County began contracting with United Mailing Service on October 2<sup>nd</sup> for pick up and processing of all outgoing county mail. United Mailing Service picks up outgoing mail at three locations Monday through Friday: Administration Building; Courthouse and Henry Dodge Office Building. Departments have the responsibility of dropping off the mail at the designated location by the specified pickup time. Mail is processed at the United Mail facility in Madison and taken to the Madison Post Office for distribution. A number of counties contract with United Mailing Service. Local counties include, Columbia and Jefferson.

In bound mail continues to be picked up locally at the Juneau Post Office by Dodge County. The mail is sorted in Central Services and distributed to the various county buildings.

DC Paid Vouchers \$10,000 Or More  
Vouchers paid in October

Date 11/01/17

Account Number	Address Number	Alpha Name	G/L Date	Explanation -Remark-	Do Ty	Document Number	Doc Fd	Amount	P C
100.1611	15022	Veritiv Operating Company	10/28/17	WHITE HOLD STOCK	PV	455382	00100	15,651.90	P
100.1661.99	45666	Meridian IT Inc.	09/28/17	2018 Budget-F5 Balancer	PV	456392	00100	12,109.26	P
811.5289	51494	US Geological Survey	09/14/17	LIDAR (PARTIAL)	PV	456073	00100	18,189.81	P
1204.3618	17424	Election Systems & Software Inc.	10/09/17	NEW ELECTION EQUIPMENT	PV	456073	00100	318,161.50	P
1811.3618	17504	Gordon Fleisch Co., Inc.	09/27/17	Repl. Image Runner	PV	456350	00100	11,116.00	P
1301.5222	15074	Juneau Utilities	09/28/17	ELECTRICITY SERVICES	PV	455677	00100	10,599.19	P
1305.5222	15074	Juneau Utilities	09/28/17	ELECTRICITY SERVICES	PV	455678	00100	12,784.52	P
2001.5618	51196	White Box Technologies, Inc	09/30/17	DODGE CO DATA CONVERSION	PV	455862	00100	13,960.00	P
2056.5249.03	34214	West Safety Solutions Corp	09/30/17	9/30/17-9/25/18	PV	455698	00100	40,369.00	P
2061.5275	28827	Aramark Chicago Lockbox	09/30/17	INMATE MEALS 9/14-20	PV	455686	00100	11,178.18	P
2061.5275	28827	Aramark Chicago Lockbox	09/30/17	INMATE MEALS 9/21-27	PV	455688	00100	10,849.23	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	INMATE MEALS 10/5-11	PV	456409	00100	10,745.19	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	INMATE MEALS 10/5-11	PV	456409	00100	10,425.42	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	JAIL MN MEDICAL SERVICES NOV	PV	456418	00100	10,005.00	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	AUTOPIES	PV	456418	00100	17,346.99	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	ELECTRICITY SERVICES	PV	455679	00100	26,020.49	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	ELECTRICITY SERVICES	PV	455679	00100	133,214.43	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	BUILDINGS	PV	456416	00100	22,750.27	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	2017 DODGE CO CLEAN SWEEP	PV	455859	00100	11,495.00	P
2061.5275	28827	Aramark Chicago Lockbox	10/31/17	GFS SURVEY SYSTEM	PV	456802	00100	790,334.30	P
7001.5619	28540	Turning Point Systems Group	10/24/17	GENERAL FUND	PV				P

Account Number	Address Number	Alpha Name	G/L Date	Explanation -Remark-	Do Ty	Document Number	Doc Fd	Amount	P C
242.1664.48	14362	M3 Insurance Solutions, Inc.	10/16/17	SEE ATTACHED	PV	456868	00100	13,484.76	P
242.1664.48	487356	NetSmart Technologies	01/01/18	CLINICAL	PV	456137	00100	15,899.52	P
4807.5219	12426	Lutheran Social Services-MI & Upper MI	09/30/17	SEE ATTACHED - CCS	PV	456867	00100	37,031.88	P
4807.5219	39482	Family Youth Interaction Zone	09/30/17	SEE ATTACHED	PV	456422	00100	15,029.75	P
4807.5219	48475	Orion Family Services	08/31/17	BRANN, INGRAM, NELSON, NOLEEE	PV	455983	00100	10,706.50	P
4809.5279.468	31565	Evergreen Manor III	09/30/17	MI-CBRF	PV	456414	00100	10,655.00	P
4809.5279.468	40455	Green Valley Enterprises Inc.	09/30/17	GILBERTSON & STROEDE	PV	456291	00100	10,791.00	P
4825.5295	13771	Nova Counseling Services Inc.	09/30/17	BIRTH TO 3	PV	456132	00100	31,541.67	P
4825.5295	24629	NetSmart Technologies	09/30/17	SEE ATTACHED	PV	456412	00100	11,937.75	P
4881.5249	487356	NetSmart Technologies	10/05/17	Professional Service Hours	PV	456524	00100	11,362.50	P
5004.5273.02	24707	Lutheran Social Services-Waukesha	10/01/17	10/2017 - 9/2018	PV	456873	00100	10,262.13	P
5010.5273.02	42556	Oconomowoc Developmental Training Center	09/30/17	20% SHARE OF NEW VEHICLES	PV	455689	00100	13,286.76	P
5010.5273.02	24982	Oconomowoc Developmental Training Center	09/30/17	see attached	PV	456090	00100	27,071.81	P
5010.5273.02	24982	Oconomowoc Developmental Training Center	09/30/17	Main Program	PV	455999	0242	10,923.30	P
5010.5273.02	24982	Oconomowoc Developmental Training Center	09/30/17	Cheryl House Intensive	PV	455999	0242	10,923.30	P
5010.5273.02	24982	Oconomowoc Developmental Training Center	09/30/17	HEALTH & HUMAN SERVICES FUND	PV	455999	0242	13,180.20	P
								254,097.83	P

Account Number	Address Number	Alpha Name	G/L Date	Explanation -Remark-	Do Ty	Document Number	Doc Fd	Amount	P C
4530.5211.38	44091	Omicare Inc	09/30/17	Pharmacy Charges Sept 2017	PV	455331	00100	18,618.31	P
4530.5211.39	39490	Achieve Solutions	09/30/17	Pharmacy Charges Sept 2017	PV	455331	00100	10,488.37	P
4530.5211.40	15271	Wisconsin Dept. of Health & Family Serv.	10/31/17	MA Bed Licenses-CLV Oct 2017	PV	455326	00100	22,100.00	P
4530.5211.41	15271	Wisconsin Dept. of Health & Family Serv.	10/31/17	MA Bed Licenses-CLV Oct 2017	PV	455327	00100	41,860.00	P
4530.5211.42	39490	Achieve Solutions	09/30/17	CBIC Therapy Charges Sept 17	PV	455330	00100	30,337.62	P
4530.5211.43	39490	Achieve Solutions	09/30/17	CBIC Therapy Charges Sept 17	PV	455330	00100	31,152.35	P
4530.5211.44	39490	Achieve Solutions	09/30/17	CBIC Therapy Charges Sept 17	PV	455330	00100	30,570.40	P
4530.5211.45	44091	Omicare Inc	09/30/17	Pharmacy Charges Sept 2017	PV	455331	00100	13,078.98	P
4530.5211.46	15074	Juneau Utilities	09/30/17	CLV Electric 8/15-9/15/17	PV	455331	00100	29,238.23	P
				CLEARVIEW LTC & RENAB				227,444.86	P
				Grand Total				1,271,876.99	P

Account Number	Address Number	Alpha Name	G/L Date	Explanation -Remark-	Do Ty	Document Number	Doc Fd	Amount	P C
730.2121	13042	Baycom, Inc.	10/05/17	Materials & Supplies	PV	456401	00100	15,080.00	P
730.2121	13335	Columbia County Highway & Transportation	10/17/17	Materials, Jnls & Vchrs	PV	456708	00100	17,971.73	P
730.2121	13335	Columbia County Highway & Transportation	10/17/17	Materials, Jnls & Vchrs	PV	456724	00100	17,271.73	P
730.2121	13335	Wisconsin Dept. of Transportation	09/31/17	Materials, Jnls & Vchrs	PV	456724	00100	35,697.72	P
730.2121	15273	Wisconsin Dept. of Transportation	09/31/17	Materials, Jnls & Vchrs	PV	456726	00100	33,427.91	P
730.2121	15273	Wisconsin Dept. of Transportation	09/31/17	Materials, Jnls & Vchrs	PV	456726	00100	34,166.40	P
730.2121	15356	E.H. Wolf & Sons Inc.	10/02/17	Materials, Jnls & Vchrs	PV	456726	00100	12,111.24	P
730.2121	15356	E.H. Wolf & Sons Inc.	10/02/17	Materials, Jnls & Vchrs	PV	456726	00100	10,116.54	P
730.2121	16077	Northeast Asphalt, Inc.	10/12/17	Materials, Jnls & Vchrs	PV	456832	00100	10,367.17	P
730.2121	22238	Rochester Concrete Products, LLC	10/12/17	Materials, Jnls & Vchrs	PV	456832	00100	12,668.00	P
730.2121	22238	Rochester Concrete Products, LLC	10/12/17	Materials, Jnls & Vchrs	PV	456832	00100	12,668.00	P
730.2121	45610	Midstates Equipment & Supply	10/11/17	MMASSTIC202	PV	456893	00100	28,789.56	P
				HIGHWAY AND AIRPORT FUND				384,016.88	P

## Report to the Dodge County Board of Supervisors

Monthly Report of Budget Amendments/Adjustments

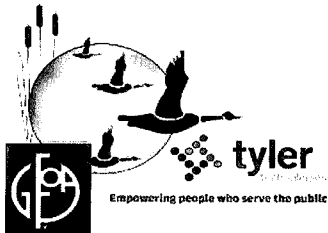
Intra-Department Fund Transfers per Resolution 15-21 - Adopted July 21st, 2015

Unbudgeted/Excess Revenue Appropriation per Resolution 16-23 - Adopted June 21st, 2016

Department	Amount	Type of Amendment	Summary of request submitted from Department to the Finance Department
Human Services and Health Department	\$22,000	Intra-Dept Fund Trans	To account for increased expenditures in the Adult Protective Service program
Human Services and Health Department	\$16,800	Intra-Dept Fund Trans	The agency will have additional chemistry, lab/medical supplies. The lab that the agency use to work with handled these costs and with the removal of the lab on 9/1/17, the agency
Land and Water Conservation	\$11,495	Intra-Dept Fund Trans	Purchase Carlson GPS Surveyor2 System.
Human Services and Health Department	\$1,500	Intra-Dept Fund Trans	To account for additional Computer Maint, Lic & Repair expenditures.

Submitted by:  
Julie Kolp  
Dodge County Finance Director





## **The ERP Project Publication** **Enterprise Resource Planning** **(ERP)**

Volume: 17

November 6th, 2017

Reporting Period:  
October 1st-31st 2017

### **Andy Miller has joined the ERP Project Management Office (PMO) and Steering Committee**

Andy Miller, Dodge County's Veterans Service Officer for the past 2<sup>1</sup>/<sub>2</sub> years has joined Julie Kolp, Jim Mielke, and Donna Maly as part of the Enterprise Resource Planning (ERP) Project Management Office (PMO) and Steering Committee.

Andy's position in the ERP Project will be as the Systems Integrator. A systems integrator brings together component subsystems into a whole and ensures that those subsystems function together.

Andy's background includes more than 20 years in total Information Technology (IT) experience, encompassing a little bit of everything from the end user to the WAN connection (organizations' connection to the outside world). For the latter half of Andy's IT career he worked predominantly on network administration and security. As for Enterprise Resource Planning, he has worked with SAP and Microsoft Dynamics ERP solutions, and helped with a Microsoft Great Plains implementation.

When asked what Andy was most excited for in the new Munis EP system he replied - "Having spoken with a few different department heads, I'm looking forward to having a single system that departments can use for lifecycle management of equipment."

### **Tyler Munis Contract Status**

The ERP Project Management Office, Dodge County Corporate Council, Governmental Finance Officers Association (GFOA), and Tyler Munis continue to work to complete the Tyler Munis ERP contract. The contract with Tyler Munis is in the final stages of review. If all goes as planned the contract should be finalized and signed in November. One of the first tasks after the contract is finalized is the creation of an implementation timeline. The ERP Project implementation will likely start early January.

2  
3 **Resolution Approving Participation in the Blue Zone Project® and**  
4 **Requesting Blue Zone Worksite Designation**  
5

6 TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
7 MEMBERS,  
8

9 **WHEREAS**, Dodge County employs more than 800 employees and is one of the largest employers  
10 in Dodge County; and,  
11

12 **WHEREAS**, Clearview is Dodge County's diverse healthcare provider with a campus which  
13 employs a significant number of Dodge County's 800 plus employees; and,  
14

15 **WHEREAS**, the Dodge County Board of Supervisors, its Committees, and staff have received  
16 presentations and information regarding the Blue Zone Project® and have an interest in becoming a Blue  
17 Zone Worksite; and,  
18

19 **WHEREAS**, the Blue Zone Project® was brought to Dodge County communities via an initiative  
20 of the Beaver Dam Community Hospitals, Inc.; and,  
21

22 **WHEREAS**, the Blue Zone Project® strives to develop healthy communities where well-being is  
23 a way of life and employers are an instrumental partner in achieving healthy communities as employed  
24 individuals spend a majority of their day in the workplace; and,  
25

26 **WHEREAS**, the Blue Zone Project® requires no financial commitment or monetary contribution  
27 by an employer to become a designated Worksite; and,  
28

29 **WHEREAS**, by becoming a Blue Zone Worksite, employers may realize the following benefits:  
30

- 31 1. Employees with increased productivity;  
32  
33 2. Reduction in healthcare costs through health-risk assessments;  
34  
35 3. Reduction in employee absenteeism and an increased desire to make valuable contributions to  
36 the workplace;  
37  
38 4. Reduction in employee turnover and increased ability to attract and retain talent thereby  
39 becoming a workplace of choice;  
40  
41 5. Increased employee participation in community-wide, well-being efforts; and,  
42  
43 6. Increased employee volunteerism outside the workplace;  
44

1  
2 **SO, NOW, THEREFORE, BE IT RESOLVED**, by the Dodge County Board of Supervisors that  
3 it recognizes the value of the Blue Zone Project® and the benefits of being designated a Blue Zone  
4 Worksite; and,  
5

6 **BE IT FURTHER RESOLVED**, on the condition that there be no direct monetary contribution  
7 in order to participate, the Dodge County Administrator or his designee is hereby authorized to pledge  
8 Dodge County's commitment to establishing two (2) Dodge County Blue Zone Worksites, General  
9 County and Clearview, by completing the Worksite Pledge and the development of Worksite policies  
10 and programs in furtherance of healthy living; and,  
11

12 **BE IT FINALLY RESOLVED**, that Dodge County encourages and supports its employees'  
13 participation in Blue Zone initiatives.

All of which is respectfully submitted this 14<sup>th</sup> day of November, 2017.

**Dodge County Executive Committee:**

Russell Kottke  
Russell Kottke

Donna Maly  
Donna Maly

MaryAnn Miller  
MaryAnn Miller

Jeff Berres  
Jeff Berres

David Frohling  
David Frohling

Joseph Marsik  
Joseph Marsik

Dennis Schmidt  
Dennis Schmidt

**Dodge County Health Facilities Committee:**

Larry Bischoff  
Larry Bischoff

Jeffrey Duchac  
Jeffrey Duchac

Thomas J. Schaefer  
Thomas J. Schaefer

Lisa Derr  
Lisa Derr

Dan Hilbert  
Dan Hilbert

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution approving participation in the Blue Zone Project® and Requesting Blue Zone Worksite Designation.

**Dodge County Conservation Aids Program**

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
MEMBERS,

**WHEREAS**, Dodge County desires to participate in county fish and game projects pursuant to the provisions of Section 23.09(12), of the *Wisconsin Statutes*, and seeks to obtain any available aid for suitable projects; and,

**WHEREAS**, the Wisconsin Department of Natural Resources (WDNR) has grant funding available through the County Conservation Aids program, specifically for the installation of fish and game projects under Section 23.09(12), of the *Wisconsin Statutes*;

**SO, NOW, THEREFORE, BE IT RESOLVED**, that Dodge County has budgeted an amount equal to the local share of project costs or land acquisition in its 2018 UW-Extension Education Budget; and,

**BE IT FURTHER RESOLVED**, that the Dodge County Board of Supervisors hereby authorizes the Dodge County UW-Extension Dairy and Livestock Agent to act on behalf of Dodge County to:

1. Sign and submit an application to the Wisconsin Department of Natural Resources (WDNR) for any financial aid that may be available;
2. Submit to the WDNR reimbursement claims along with necessary supporting documentation within one (1) year of project end date; and,
3. Take necessary action to undertake, direct, and complete approved projects; and,

**BE IT FINALLY RESOLVED**, that Dodge County will comply with all state and federal laws related to the County Conservation Aids program, and will obtain approval, in writing, from the WDNR before any change is made in the use of project site(s).

All of which is respectfully submitted this 14<sup>th</sup> day of November, 2017.

**Land and Water Conservation Committee:**

  
Larry Bischoff

  
Allen Behl

  
Richard Fink

  
Dale Macheel

  
Lisa Derr

  
William Muche

  
Bill Foley

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution authorizing the UW-Extension Education Department to participate in the Dodge County Conservation Aids Program.

**RESOLUTION # 17-57**

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN

MEMBERS:

WHEREAS, Dodge County, a Body Corporate under the laws of the State of Wisconsin, had adopted a comprehensive zoning ordinance which is in full force and effect, and

WHEREAS, the Town Board of the Town of Theresa has adopted a Town Zoning Ordinance for said town, the power to adopt a Town Zoning Ordinance having been granted by a referendum vote of the electors of the Town of Theresa held at the time of a regular annual town meeting, and

WHEREAS, pursuant to Section 60.62(3) of the Wisconsin Statutes adoption and amendment of a town zoning ordinance by a town board is subject to approval of the county board in counties having a zoning ordinance in force and effect, and

WHEREAS, a public hearing as to the proposed amendment to the Town Zoning Ordinance of the Town of Theresa was held by the Town Plan Commission of the Town of Theresa on August 22<sup>nd</sup>, 2017, the proposed amendment to the zoning ordinance of the Town of Theresa having been adopted by the Town Board of the Town of Theresa on September 5<sup>th</sup>, 2017.

THEREFORE BE IT RESOLVED, that the amendment to the Town Zoning Ordinance of the Town of Theresa as represented by "the site map" attached to and made a part of this resolution be and hereby is approved, by the Board of Supervisors of Dodge County, Wisconsin.

All of which is respectfully submitted this 19 day of Sept, 2017.

  
\_\_\_\_\_  
Dodge County Board Supervisor

**REPORT to Res. 17-57**

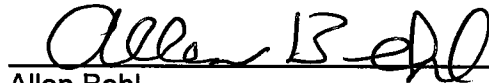
TO THE HONORABLE DODGE COUNTY BOARD OF SUPERVISORS

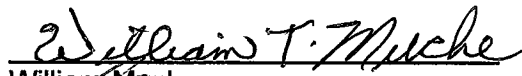
We the Dodge County Planning, Development and Parks Committee, hereby report favorably on the petition of Earl and Roy Lichtenberg requesting amendment of the Zoning Ordinance, Town of Theresa, Dodge County, Wisconsin, to rezone approximately 2-acres of land from an A-1 Farmland Preservation Zoning District to an A-2 General Agriculture Zoning District in part of the SE ¼ of the SW ¼, Section 17, T12N, R17E, Town of Theresa to allow for the creation of a non-farm residential lot and recommend approval of the resolution submitted by the Town of Theresa for this rezoning petition.

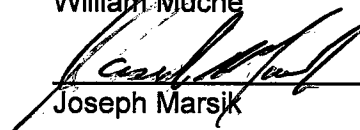
The committee has reviewed the rezoning petition in accord with s. 60.62(3) Wisconsin Statutes and finds the proposed rezoning petition is consistent with the County's Comprehensive Plan as the site is designated as general agriculture which may allow for limited residential development.

Respectfully submitted this 14th day of November, 2017

  
Tom Schaefer

  
Allen Behl

  
William Muehe

  
Joseph Marsik

\_\_\_\_\_  
Janice Bobholz

Planning, Development and Parks  
Committee



**Earl & Roy Lichtenberg  
Town of Theresa, Sec. 17**

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.



RESOLUTION NO. 17-58

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN

WHEREAS, Dodge County, a Body Corporate under the laws of the State of Wisconsin, has adopted a comprehensive Zoning Ordinance which is in full force and effect, and


WHEREAS, the Town Board of Chester has adopted a Town Zoning Ordinance for said town, the power to adopt a town zoning ordinance having been granted by referendum vote of the electors of the Town of Chester held at the time of a regular annual Town meeting, and

WHEREAS, pursuant to Section 60.62(3) of the Wisconsin Statutes adoption and amendment of a town zoning ordinance by a town board is subject to approval of the County Board in counties having a zoning ordinance in force and effect, and

WHEREAS, a public hearing as to the proposed amendment to the town zoning ordinance of the Town of Chester was held by the Town Board of the Town of Chester and the proposed amendment to the Zoning Ordinance of the Town of Chester having been adopted by the Town Board of the Town of Chester on September 12, 2017.

THEREFORE BE IT RESOLVED: That the amendment to the Town Zoning Ordinance of the Town of Chester as represented by "Exhibit A" attached to and made a part of this resolution be and hereby is approved, by the Board of Supervisors of Dodge County, Wisconsin.

All of which is respectfully submitted this 14th day of November, 2017

  
Jeffry Duchac, Supervisor, District 25



**REPORT to Res. 17-58**

TO THE HONORABLE DODGE COUNTY BOARD OF SUPERVISORS

We the Dodge County Planning, Development and Parks Committee, hereby report favorably on the petition of the Town of Chester requesting approval of the Zoning Ordinance and Zoning Map, Town of Chester, Dodge County, Wisconsin, as represented by Exhibit A for the purpose bringing the Town of Chester Zoning Ordinance into compliance with the zoning district requirements of Chapter 91, Wisconsin Statutes and for the purpose of updating the Town Zoning Map in order to allow for citizen participation in the Wisconsin Farmland Preservation Program and recommend approval of the resolution submitted by the Town of Chester for this petition.

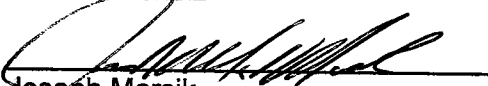
The committee has reviewed the rezoning petition in accord with s. 60.62(3) Wisconsin Statutes and finds the proposed code amendments and the proposed zoning map are necessary in order to make the zoning regulations consistent with the requirements of Chapter 91, Wisconsin State Statutes and to allow for citizen participation in the Wisconsin Farmland Preservation Program.

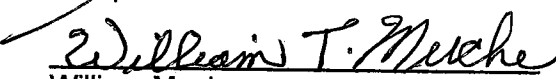
Respectfully submitted this 14th day of November, 2017

  
Tom Schaefer

  
Allen Behl

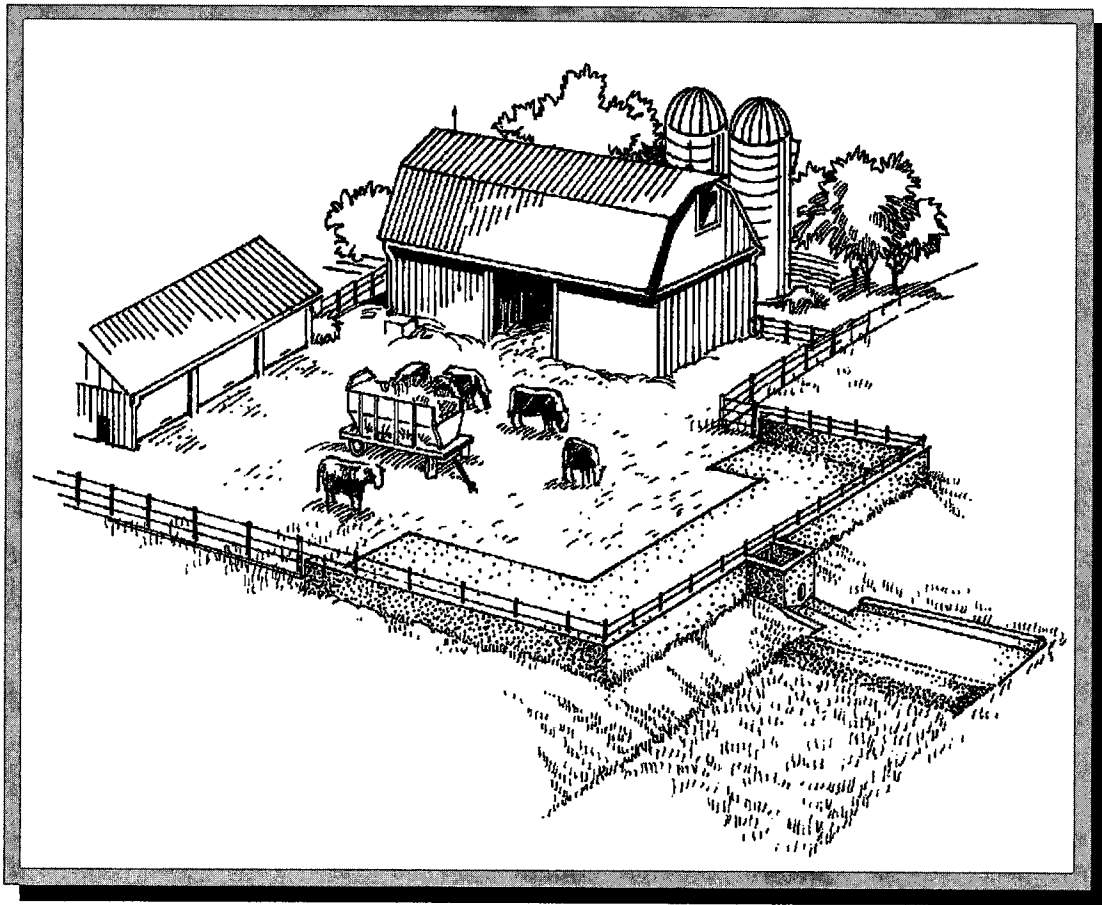
Janice Bobholz

  
Joseph Marsik

  
William Muche

Planning, Development and Parks  
Committee

# TOWN OF CHESTER



# ZONING ORDINANCE

Exhibit "A"

# **ZONING ORDINANCE, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN**

Adopted by Town Board – December 9, 1997

Amended by Town Board – March 12, 2002

Amended by Town Board – September 14, 2010

DATCP Resubmittal Date for Certification– July 5, 2017

DATCP Certification Date – July 6, 2017

Town Adoption Date – September 12, 2017

County Adoption Date - \_\_\_\_\_

<b>SECTION</b>	<b>1.0</b>	<b>INTRODUCTION</b>	
	1.1	Authority .....	1
	1.2	Purpose .....	1
	1.3	Intent .....	1
	1.4	Abrogation and Greater Restrictions.....	1
	1.5	Interpretation .....	1
	1.6	Severability .....	2
	1.7	Repeal .....	2
	1.8	Title.....	2
	1.9	Effective Date .....	2
 <b>SECTION</b>	 <b>2.0</b>	 <b>GENERAL PROVISIONS</b>	
	2.1	Jurisdiction.....	3
	2.2	Compliance.....	3
	2.3	Zoning Administrator.....	3
	2.4	Land Use Permits .....	3
	2.5	Certificate of Zoning Compliance .....	4
	2.6	Site Restrictions.....	4
	2.7	Use Restrictions.....	5
	2.8	Reduction of Joint Use.....	5
	2.9	Pet and Animal Regulations.....	5
	2.10	Violations .....	6
	2.11	Penalties.....	6
	2.12	Official Zoning Map.....	6
	2.13	Outdoor Storage of Inoperable or Unlicensed Vehicles .....	6
 <b>SECTION</b>	 <b>3.0</b>	 <b>ZONING DISTRICTS</b>	
	3.1	Establishment .....	7
	3.2	Zoning Map.....	7
	3.3	District Regulations.....	8
		- FP Farmland Preservation (see Section 13).....	43
		- CO Conservancy.....	8
		- AG General Agricultural District .....	9
		- R-1 Single family Residential District.....	10
		- RC Recreational District.....	11
		- C-1 Commercial District .....	12
		- I-1 Industrial District .....	13

<b>SECTION</b>	<b>4.0</b>	<b>CONDITIONAL USES</b>	
	4.1	Permit .....	15
	4.2	Application .....	15
	4.3	Review and Approval .....	15
	4.4	Conditions.....	16
	4.5	Public Hearings.....	16
	4.6	Compliance.....	17
	4.7	No Permit.....	17
	4.8	Planned Unit Development .....	17
	4.9	Mobile Home Parks .....	19
	4.10	Trailer Courts and Campgrounds.....	19
	4.11	Residential Uses in the General Agricultural District .....	20
	4.12	Salvage and Junk Yards .....	20
	4.13	Filling, Draining or Dredging of Wetlands in a CO Zoning District....	21
	4.14	Natural Water Flow.....	21
 <b>SECTION</b>	 <b>5.0</b>	 <b>SETBACKS, TRAFFIC, ACCESS &amp; OFF-STREET PARKING</b>	
	5.1	Highway and Road Setbacks .....	22
	5.2	Highway and Road Setback Distances .....	22
	5.3	Building Setbacks from Water .....	22
	5.4	Loading Requirements.....	22
	5.5	Driveways .....	23
	5.6	Off-Street Parking.....	23
 <b>SECTION</b>	 <b>6.0</b>	 <b>MODIFICATIONS</b>	
	6.1	Height .....	24
	6.2	Yards .....	24
	6.3	Additions.....	25
	6.4	Average Street Yards .....	25
 <b>SECTION</b>	 <b>7.0</b>	 <b>SIGNS</b>	
	7.1	Permit Required.....	26
	7.2	Signs Allowed in All Zoning Districts without a Sign Permit.....	67
	7.3	Signs Allowed in All Zoning Districts with a Sign Permit.....	27
	7.4	Signs Permitted in the Commercial, Recreational and Industrial Districts .....	27
	7.5	Determining Area of Signs.....	28
	7.6	Traffic .....	28
	7.7	Moving or Flashing Signs.....	28
	7.8	Existing Signs .....	28
	7.9	Signs Not in Use.....	28
	7.10	Sign Location.....	28
 <b>SECTION</b>	 <b>8.0</b>	 <b>NONCONFORMING USES, STRUCTURES AND LOTS</b>	
	8.1	Existing Nonconforming Uses.....	29
	8.2	Abolishment or Replacement.....	29
	8.3	Existing Nonconforming Structures.....	29
	8.4	Changes Substitutions.....	29
	8.5	Vacant Substandard Lots.....	30
	8.6	Multiple Dwelling Units on a Parcel.....	30

<b>SECTION</b>	<b>9.0</b>	<b>BOARD OF APPEALS</b>	
	9.1	Establishment .....	31
	9.2	Organization .....	31
	9.3	Rules .....	31
	9.4	Powers.....	32
	9.5	Appeals and Applications.....	32
	9.6	Hearings .....	33
	9.7	Decision.....	33
	9.8	Review by Court of Record .....	33
<b>SECTION</b>	<b>10.0</b>	<b>PLAN COMMISSION</b>	
	10.1	Establishment .....	34
	10.2	Rules .....	34
	10.3	Powers.....	35
<b>SECTION</b>	<b>11.0</b>	<b>CHANGES AND AMENDMENTS</b>	
	11.1	Authority .....	36
	11.2	Initiation .....	36
	11.3	Petitions for Amendment .....	36
	11.4	Hearings .....	36
	11.5	Recommendation.....	37
	11.6	Action by Town Board.....	37
	11.65	Approval by the County Board .....	37
	11.7	Protest .....	37
<b>SECTION</b>	<b>12.0</b>	<b>DEFINITIONS .....</b>	<b>38</b>
<b>SECTION</b>	<b>13.0</b>	<b>FP FARMLAND PRESERVATION ZONING DISTRICT</b>	
	13.1	Purpose .....	43
	13.2	Rezoning Land out of the FP Farmland Preservation Zoning District.....	46
	13.3	Certification of Ordinance and Amendments by DATCP .....	46
	13.4	Farmland Preservation Definitions .....	46

*This page left blank intentionally*

## 1.0 INTRODUCTION

THE TOWN BOARD OF THE TOWN OF CHESTER DO ORDAIN AS FOLLOWS:

AN ORDINANCE PROVIDING ZONING REGULATIONS FOR THE TOWN OF CHESTER, DODGE COUNTY, WISCONSIN.

### 1.1 Authority

These regulations are adopted under the authority granted by Section 60.62 of the Wisconsin State Statutes and amendments thereto. The Town Board of the Town of Chester, Dodge County, Wisconsin having been granted village powers pursuant to Section 60.10(2) of the Wisconsin State Statutes.

### 1.2 Purpose

The purpose of this Ordinance is to promote the health, safety, morals, prosperity, aesthetics and general welfare of the Town of Chester.

### 1.3 Intent

It is the general intent of the Ordinance to regulate and restrict the use and development of all structures, lands and water; to regulate and restrict lot coverage, population distribution and density, tree cutting, dredging and lagooning in shoreland areas and the size and location of all structures, so as to: lessen congestion, and promote safety from fire, flooding, panic and other danger; provide adequate light and air; prevent overcrowding; avoid undue population concentration; facilitate the adequate provision of public facilities and utilities; stabilize and protect property values; prevent water pollution; protect spawning grounds, fish and aquatic life and otherwise further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the Town; and implement the Town's comprehensive master plan and plan components. It is further intended to provide for the administration and enforcement of this Ordinance and to provide penalties of its violation.

### 1.4 Abrogation and Greater Restrictions

It is not intended by this Ordinance to repeal, abrogate, annul, impair or interfere with any existing easement, covenants, deed restrictions, agreement, ordinances, rules, regulations or permits previously adopted or issued pursuant to law. However, wherever this Ordinance imposes greater restrictions, the provisions of this Ordinance shall govern.

### 1.5 Interpretation

The provisions of this Ordinance shall be interpreted and applied as minimum requirements, shall be liberally construed in favor of the Town, and shall not be deemed a limitation of repeal of any other power granted by the Wisconsin Statutes.

1.6        Severability

If any section clause, provision or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not affect the remainder of this Ordinance.

1.7        Repeal

All other Ordinances or parts of Ordinances of the Town inconsistent or conflicting with this Ordinance, to the extent of the inconsistency only, are hereby repealed.

1.8        Title

Ordinance shall be known as, referred to, or cited as the "ZONING ORDINANCE, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN."

1.9        Effective Date

This Ordinance shall be effective after a public hearing, adoption by the Town Board, approval by the Dodge County Board of Supervisors and publication or posting as required by law.



## 2.0 **GENERAL PROVISIONS**

### 2.1 Jurisdiction

The jurisdiction of this Ordinance shall include all land and waters within the boundaries of the Town of Chester lying outside the limits of incorporated cities and villages. In those areas under the dual jurisdiction of the Town of Chester and Dodge County, both ordinances shall be in full effect and all requirements shall be met.

### 2.2 Compliance

No structure, land or water shall hereafter be used and no structure, or part thereof shall hereafter be located, erected, moved reconstructed, extended, enlarged, converted or structurally altered except for normal repairs of existing structures, without a Land Use Permit and without full compliance with the provisions of this Ordinance and all other applicable Town, County and State regulations. Minor structures shall be exempt.

Where the terms and objectives of this Ordinance have been substantially addressed and fulfilled by the Wisconsin Department of Natural Resources where concurrent jurisdiction with this Ordinance exists, so as to avoid duplication of effort, the terms of this Ordinance shall not be imposed.

### 2.3 Zoning Administrator

There is hereby created the office of Zoning Administrator of the Town of Chester.

### 2.4 Land Use Permits

Applications for a Land Use Permit shall be made to the Zoning Administrator on forms furnished by his or her office and shall include the following where applicable:

**Names and Addresses** of the applicant, owner of the site or agent for the owner.

**Description of the Subject Site** by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure, existing and proposed operation or use of the structure or site; number of occupants or employees; and the zoning district within which the subject site lies.

**Sketch** showing dimensions of the lot and locations of proposed and existing buildings from the lot lines, center line of abutting highways and the highwater mark of abutting water course.

**Additional Information** as may be required by the Zoning Administrator.

**Fee** in the amount as set by the Town Board.

Any application for a Land Use Permit shall be granted or denied in writing by the Zoning Administrator within forty-five (45) days. If denied, the reasons for such denial shall clearly appear upon the face of the notification of denial. The permit shall expire within twelve (12) months unless substantial work has commenced. Any permit issued in conflict with the provisions of this Ordinance shall be null and void.

## 2.5

### Certificate of Zoning Compliance

No land or building, or addition thereto, constructed after the effective date of this Ordinance and no addition, alteration, reconstruction, extension, enlargement, conversion or structural alteration to a previously existing building shall be occupied or used for any purposes unless in conformity with the plans and specifications upon which the Land Use Permit was issued. A Certificate of Zoning Compliance may be issued by the Zoning Administrator upon request. Every Certificate of Zoning Compliance shall state that the use or occupancy complies with all the provisions of this Ordinance.

**Application for Certificate of Zoning Compliance.** Every application for Certificate of Zoning Compliance for a new use or change in use of land or building shall be made directly to the office of the Zoning Administrator on forms provided by his or her office.

**Issuance of Certificates of Zoning Compliance.** No Certificate of Zoning Compliance for a building or portion thereof, constructed, after the effective date of this Ordinance, shall be issued until construction is substantially completed, and the premises inspected and certified by the office of the Zoning Administrator to be in conformity with the plans and specifications upon which the Land Use Permit was issued.

**Issuance of Certificates of Nonconforming Uses.** Any person, firm or corporation having a legal or equitable interest in a property which is nonconforming as to standards may request a Certificate of Zoning Compliance. The applicant shall present documentary proof that said use was a permitted use at the time it originated and was made nonconforming by the adoption of this Zoning Ordinance or amendment thereto. After verifying the use in question is in fact a nonconforming use, the Zoning Administrator shall issue a Certificate of Zoning Compliance stating the use in question and the zoning of the property.

## 2.6

### Site Restrictions

**All Principal Structures** shall be located on a lot; and only one principal structure shall be located, erected or moved onto a lot.

**No Land Use Permit** shall be issued for a lot which abuts a public street dedicated to only a portion of its proposed width and located on that site from which the required dedication has not been secured.

**Minimum Area and Width.** Except as otherwise specifically required or permitted the minimum lot area shall be two (2) acres and a minimum lot width of 200 feet at the road and 200 feet along a navigable waterway.

**Side Yards.** There shall be a 10 foot side yard for each principal structure.

2.7

Use Restrictions

The following use restrictions and regulations shall apply:

**Principal Uses.** Only those principal uses specified for a district, their essential services and the following uses shall be permitted in the district.

**Accessory Uses** and structures are permitted in any district, but not until their principal structure is present or under construction. Residential accessory uses shall not involve the conduct of any business, trade or industry.

**Conditional Uses** and their accessory uses are those which require review, public hearing and approval by the Town Plan Commission. The only conditional uses and structures permitted by this Ordinance shall be those enumerated in the Schedule of District Regulations.

**Unclassified or Unspecified Uses** may be permitted by the Board of Appeals after review and recommendation by the Town Plan Commission and provided that such uses are similar in character to the principal use existing in the district, and that no material detriment to adjoining property will result.

**Temporary Uses** such as real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure may be permitted by the Zoning Administrator through the issuance of a Certificate of Zoning Compliance for a period not to exceed six (6) months. This temporary certificate may be renewed semi-annually but in no case shall the effective time span of the Certificates exceed two years.

2.8

Reduction of Joint Use

No lot, yard, parking area, building area or other space shall be reduced in area or dimension, so as not to meet the provisions of this Ordinance.

2.9

Pet and Animal Regulations

In platted residential subdivisions no animals other than household pets shall be allowed.

In all zoning districts, household pets shall be allowed provided that not more than four (4) dogs are kept on any one premise. However, offspring of permitted household pets may be kept and sold from the premises for a period of up to eight (8) months.

On parcels less than three (3) acres in area, the number of animals kept on any one premise shall not exceed the ratio of one animal unit for each acre of land owned or leased.

2.10

Violations

It shall be unlawful to construct any structure or building or to use any structure, building, land or water in violation of any of the provisions of this Ordinance. In case of any violation, the Town Plan Commission, Town Board, Zoning Administrator or any property owner who would specifically be damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this Ordinance.

2.11

Penalties

Any person, firm or corporation who fails to comply with the provisions of this Ordinance shall upon conviction thereof, forfeit not less than twenty-five dollars (\$25) nor more than five hundred dollars (\$500) and cost of prosecution for each violation and in default of payment of such forfeiture and costs shall be imprisoned in the County jail until payment thereof, for a period not to exceed thirty (30) days. Each day a violation exists or continues shall constitute a separate offense.

2.12

Official Zoning Map

A certified copy of the Official Zoning Map is adopted and approved with the text of this Ordinance. Said map and any certified amendments or changes thereto are as much a part of this Ordinance as this text and shall have full force and effect on the adoption of this Ordinance.

2.13

Outdoor Storage of Inoperable or Unlicensed Vehicles

Any motor vehicle without a current, valid license or which is incapable of being driven, shall not be stored on any premises except in a properly authorized salvage yard, within an enclosed structure or unless it is not visible from a public road or adjacent dwelling. This provision shall apply to any vehicle subject to the above provisions regardless of when it was placed on the premises, but shall not apply to farm vehicles and equipment.

The Dodge County Circuit Court may, upon the petition of and at the request of the Town, order removal of the violating vehicle(s), at Town expense. The Town shall then invoice the property owner for all such costs incurred. If that invoice is not paid within thirty (30) days, the Town may place the amount of the invoice on the tax rolls as special assessment against the property in question.

### 3.0 **ZONING DISTRICTS**

#### 3.1 Establishment

For the purpose of this Ordinance, the following primary use districts are hereby established within the Town of Chester.

##### **Primary Use Districts**

- |    |     |   |                           |
|----|-----|---|---------------------------|
| 1. | FP  | - | Farmland Preservation     |
| 2. | CO  | - | Conservancy               |
| 3. | AG  | - | General Agricultural      |
| 4. | R-1 | - | Single Family Residential |
| 5. | RC  | - | Recreational              |
| 6. | C-1 | - | Commercial                |
| 7. | I-1 | - | Industrial                |

#### 3.2 Zoning Map

A certified copy of the Official Zoning Map shall be adopted and approved with this text as a part of this Ordinance and shall bear upon its face the attestation of the Chairman of the Town of Chester and shall be available to the public in the office of the Town Clerk.

District RegulationsFarmland Preservation District (see Section 13, page 44)CO - Conservancy

The primary purpose of this district is for uses compatible with protecting, preserving and enhancing the lakes, rivers, wetlands, floodplains and other significant natural areas within the Town, such as wooded areas of environmental importance, archaeological sites of significant importance or other areas of which the public has interest in preserving.

Uses and structures may be subject to the Dodge County Land Use Code, where applicable.

A. Permitted Uses

1. Agricultural use provided no farm buildings are constructed,
2. Harvesting of any wild crop such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds;
3. Hiking trails, bridle paths and walkways, including those built on pilings;
4. Hunting and fishing preserves, waterfowl blinds;
5. Nonresident buildings used solely in conjunction with the raising of waterfowl, minnows and other similar lowland animals, fowl and fish;
6. Piers and docks;
7. Parks, picnic areas, golf courses and similar uses;
8. Sustained yield forestry;
9. Telephone and electrical power transmission lines;
10. Wildlife ponds.

B. Conditional Uses

1. Boat houses;
2. Dams;
3. Filling, drainage or dredging;
4. Relocation of any watercourse;
5. Removal of top soil or peat;
6. Utilities.

C. Area, Height and Yard Requirements

Lot:	See Section 2.6		
Height:	40 Feet Maximum		
Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet
	Street	-	See Section 5.0

All Conditional Use Permits to be granted only upon a finding by the Plan Commission that such use or structure will not restrict a floodway or destroy the storage capacity of a floodplain.

## **AG - General Agricultural District**

The purpose of this district shall be to promote an area for uses of a generally agricultural nature on lands of good agricultural quality.

### **A. Permitted Uses**

1. Agricultural use;
2. Road side stands for the sale of farm products produced on the premises;
3. Telephone and electrical power transmission lines and necessary accessory structures;
4. Single Family Dwellings existing as of the date of adoption of this Ordinance and additions thereto.

### **B. Conditional Uses**

1. Aircraft landing fields and hangers;
2. Animal confinement facilities;
3. Bed and breakfast establishments;
4. Churches;
5. Commercial greenhouse, landscape and nursery business;
6. Dog kennels;
7. Duplexes subject to the provisions of Section 4.11 of this Ordinance;
8. Farm machinery repair;
9. Farms operated for the disposal or reduction of garbage, sewage or any other waste material;
10. Governmental and cultural uses such as town halls, fire and police stations, community centers, libraries, parks and playgrounds, public and private schools;
11. Home occupations;
12. Livestock sale barns;
13. Mobile home parks;
14. Quarries; earth borrow pits; mineral extraction;
15. Self-service storage facility;
16. Single Family Dwellings subject to the provisions of Section 4.11 of this Ordinance;
17. Storage and sale of seed, feed, fertilizer and other products essential to agricultural operation;
18. Trap and skeet shooting facilities;
19. Utilities;
20. Veterinary clinics;
21. Any similar use subject to the approval of the Town Board.

### **C. Area, Height and Yard Requirements**

Lot: Minimum 35 acres, except for uses which are conditionally allowed shall conform to the minimum lot size requirement set forth in Section 2.6. For provisions regarding existing substandard size parcels, Section 8.5.

Height: 40 Feet Maximum

Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet, except if abutting
	Street	-	See Section 5.0

land is zoned AG General Agricultural then a 30 foot buffer yard is required.

## **R-1 - Single Family Residential District**

The primary purpose of this district shall be to promote an area of a generally exclusive single family residential nature.

### **A. Permitted Uses**

1. Single family dwellings and accessory buildings, including private garages and buildings clearly incidental to the residential use of the property, provided that no such accessory buildings may be used as dwelling units;
2. Telephone and electrical power distribution poles and lines and necessary accessory equipment and structures.

### **B. Conditional Uses**

1. Churches;
2. Governmental and cultural uses such as fire and police stations, community centers, libraries, public emergency shelters, parks and playgrounds;
3. Home occupations;
4. Golf course;
5. Public, parochial and private elementary and secondary schools;
6. Planned unit developments;
7. Utilities;
8. Any similar use subject to the approval of the Town Board.

### **C. Area, Height and Yard Requirements**

Lot:	Width and area of all lots to be determined in accordance with Section 2.6		
Height:	40 Feet Maximum		
Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet, except if abutting land is zoned AG General Agricultural then a 30 foot buffer yard is required.
	Street	-	See Section 5.0



## **RC - Recreational District**

The purpose of this district is to allow a variety of recreational uses on a permitted basis and more recreational businesses on a conditional basis.

### **A. Permitted Uses**

1. Boat launching;
2. Boat rentals;
3. Sale of bait and sporting goods and supplies;
4. Orchards and related retail stores;
5. Public and private parks;
6. Vegetable stands;
7. Uses permitted in the R-1 Residential District.

### **B. Conditional Uses**

1. Antique dealers and sales;
2. Beauty salons and beauty parlors;
3. Bed and Breakfast Establishments;
4. Bowling alleys;
5. Golf courses and golf driving ranges;
6. Hiking trails and bridle paths;
7. Motels and resorts;
8. Convenience stores;
9. Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business;
10. Restaurants;
11. Riding stables and riding academies;
12. Skating rinks;
13. Taverns;
14. Mobile home parks, trailer courts and campgrounds, recreational camps and commercial recreation activities;
15. Uses conditionally allowed in the RD - Rural Development District;
16. Any similar use subject to the approval of the Town Board.

### **C. Area, Height and Yard Requirements**

Lot:	Width and area of all lots to be determined in accordance with Section 2.6		
Height:	40 Feet Maximum		
Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet, except if abutting land is zoned AG General Agricultural then a 30 foot buffer yard is required.
	Street	-	See Section 5.0

## **C-1 - Commercial District**

The purpose of this district shall be to promote an area for retail and service oriented establishments.

### **A. Permitted Uses**

1. Agricultural use;
2. Parking lots;
3. Personal and business service establishments, excluding motor vehicle and farm equipment repair, with no more than 3,500 square feet of floor space;
4. Professional offices with no more than 3,500 square feet of floor space;
5. Retail businesses, excluding motor vehicle and farm equipment sales, with no more than 3,500 square feet of floor space;

### **B. Conditional Uses**

1. Retail businesses, professional offices and personal and business service establishments exceeding 3,500 square feet in floor space;
2. Contractors storage yard;
3. Farm equipment sales and service;
4. Hospitals, clinics and nursing homes;
5. Motor vehicle sales and service;
6. Residential quarters for the owner, commercial tenant, employee or caretaker located in the same building as the business;
7. Self-service storage facility;
8. Uses conditionally allowed in the RD - Rural Development District;
9. Any similar use subject to the approval of the Town Board.

### **C. Area, Height and Yard Requirements**

Lot:	Width and area of all lots to be determined in accordance with Section 2.6		
Height:	40 Feet Maximum		
Yards:	Rear	-	Minimum 25 Feet
	Side	-	Minimum 10 Feet
	Street	-	See Section 5.0

### **D. Off-Street Parking Requirements**

Off-street parking shall be provided in accordance with Section 5.6 of this Ordinance.

## **I-1 Industrial District**

The purpose of this district shall be to promote an area for manufacturing and industrial operations.

### **A. Permitted Uses**

1. Manufacturing establishments engaged in the fabrication, processing, assembly or packaging of a product which is not specified as a conditional use in the Industrial District;
2. Agricultural use;
3. Automobile repair facilities;
4. Contractors office and/or storage yard;
5. Farm machinery sales, service and storage facilities;
6. Feed mills, granaries and elevators;
7. Food storage warehouses;
8. Freight yards and trucking terminals;
9. Gas stations;
10. Governmental uses such as but not limited to, police or fire stations, community centers or buildings used for the storage or repair of road maintenance equipment;
11. Nurseries, greenhouses and landscaping businesses;
12. Parking lots;
13. Printing and publishing establishments;
14. Processing and packaging of food products;
15. Processing and packaging of recyclable materials;
16. Recycling collection point;
17. Self-service storage facility;
18. Telephone and electrical power distribution poles and lines;
19. Warehousing, except the storage of chemicals, explosives, flammables and radioactive materials;
20. Wholesale establishments;
21. Retail sale of products if accessory to and in the same structure as the principal use.

### **B. Conditional Uses and Structures**

1. Manufacturing, processing, packaging or storage of chemicals, explosives, batteries, asphalt, cement, flammables, paint, poison, rubber, dyes, plastics and radioactive materials;
2. Airports, aircraft landing fields and hangers;
3. Salvage yards and storage of inoperable vehicles;
4. Dumps and waste disposal areas;
5. Farms operated for the disposal of sewage, rubbish or any waste material;
6. Incinerators;
7. Mineral extraction, quarrying;
8. Oil and coal refineries;
9. Planned unit developments;
10. Sanitary landfill operations;
11. Sewage treatment facilities;
12. Utilities;
13. One single family residence or watchman's quarters per site for the owner or proprietor, caretaker/watchman and their family, which is incidental to a permitted or conditional use;
14. Any similar use subject to the approval of the Town Board.

C. Area, Height and Yard Requirements

Lot Size: Width and area of all lots to be determined in accordance with Section 2.6

Height: Maximum 60 feet

Yards: Rear - Minimum 25 feet  
Side - Minimum 10 feet  
Street - See Section 5.0

In addition, all new structures or extensions to existing structures shall be located a minimum distance of 50 feet from any zoning district boundary line.

D. Off-Street Parking Requirements

Off-street parking shall be provided in accordance with Section 5.6 of this Ordinance.

E. Site Plan Approval Requirement

To encourage a business and industrial use environment that is compatible with the character of the surrounding area, land use permits for permitted and conditional uses shall not be issued without prior review and approval or conditional approval of the site plan by the Plan Commission. Said review and approval shall be concerned with surrounding land uses, signs, general layout, building plans, building materials, ingress and egress, traffic congestion, parking, loading and unloading areas, screening and landscaping plans, lighting and provisions for utilities including surface drainage.

## 4.0 **CONDITIONAL USES**

### 4.1 Permit

The Town Plan Commission may authorize the Zoning Administrator to issue a Conditional Use Permit for conditional uses after review and a public hearing, provided that such conditional uses or structures are in accordance with the purpose and intent of this Ordinance and are found not to be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the area.

### 4.2 Application

**Applications** for Conditional Use Permits shall be made to the Zoning Administrator on forms provided by him or her. Such applications shall be forwarded to the Plan Commission by the Zoning Administrator. Such applications shall include where applicable;

**Names and Addresses** of the applicant, owner of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record.

**Description of the Subject Site** by lot, block and recorded subdivision, certified survey map number or by metes and bounds; address of the subject site; type of structure; number of employees; proposed operation or use of the structure or site; and the zoning district within which the subject site lies.

**Sketch** showing all of the information required under Section 2.4 for a Land Use Permit and existing and proposed landscaping.

**Additional Information** as may be required by the Plan Commission or by the Zoning Administrator.

**Fee** in the amount as set by the Town Board.

**All Permits** issued to the original applicant of the property shall be valid for a 2 year period and are non-transferable.

### 4.3 Review and Approval

In reviewing a Conditional Use Permit, the Town Plan Commission shall evaluate the proposed use on:

1. The maintenance of safe and healthful conditions;
2. The prevention and control of water pollution including sedimentation;
3. Existing topographic and drainage features and vegetation cover on the site;
4. The location of the site with respect to floodplains and floodways of rivers or streams;
5. The erosion potential of the site based upon degree and direction of the slope, soil type and vegetation cover;
6. The location of the site with respect to existing or future access roads;
7. The need of the proposed use for a shoreline location;
8. Its compatibility with use on adjacent land;

9. The amount of liquid wastes to be generated and the adequacy of the proposed disposal system;
10. Structures or improvements within the agricultural transition and prime agricultural districts shall be consistent with agricultural uses.

#### 4.4

##### Conditions

The Town Plan Commission may attach such conditions, in addition to those required elsewhere in this Ordinance, that it deems necessary in furthering the purpose of this Ordinance. Violation of any of these conditions shall be deemed a violation of this Ordinance. Such conditions may include, without limitation because of specific enumeration, specifications for:

- type of shore cover;
- increased setback and yards;
- specified sewage disposal and water supply facilities;
- landscaping and planting screens;
- hours of operations;
- operational control;
- sureties;
- deed restrictions;
- locations of piers, docks, parking and signs;
- type of construction or any other requirement necessary to fulfill the purpose and intent of this Ordinance.

In order to secure information upon which to base its determination, the Plan Commission may require the applicant to furnish, in addition to the information required for a Land Use Permit, the following information:

1. A plan of the areas showing contours, soil types, highwater mark, groundwater conditions, bedrock, slope and vegetative covers.
2. Location of buildings, parking areas, traffic access, driveways, walkways, open spaces, landscaping, lighting;
3. Plans for buildings, sewage disposal facilities, water supply systems and arrangements of operations;
4. Specifications for areas of proposed filling, grading or dredging;
5. Other pertinent information necessary to determine if the proposed use meets the requirements of this Ordinance.

The Town Plan Commission is evaluating each application, may request assistance from other local, county, state or federal agencies.

#### 4.5

##### Public Hearings

Public hearings on applications shall be held by Town Plan Commission. There shall be a published Class One (1) notice as provided in Chapter 985 of the Wisconsin Statutes. The Commission shall notify all abutting or opposite property owners as listed by the developer in the original application of the time, date and subject matter of the hearing.

#### 4.6 Compliance

Compliance with all other provisions of this Ordinance, such as lot width and areas, yards, height, parking, loading, traffic, highway access and performance standards, shall be required of all conditional uses except as modified by this Section. Variances shall only be granted as provided in Section 9.0.

#### 4.7 No Permit

No permit shall be granted where the proposed use is deemed to be inconsistent or conflicting with neighboring uses for reasons of smoke, odors, noise, vibration, lighting, health hazards or possibility of accidents.

#### 4.8 Planned Unit Development

Planned unit developments (PUD) are allowed as conditional uses in all zoning districts except any Agricultural District and the Conservancy District. PUD is intended to permit the development of planned developments containing not less than ten (10) contiguous acres under one ownership or control.

Within such planned communities, the location of all residential, commercial, industrial, governmental uses, school sites, parks, playgrounds, recreation areas, parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another.

1. The procedure for obtaining a permit for the development of a PUD shall be as outlined in Sections 4.1, 4.2 and 4.3 of this Ordinance, except that the following requirements shall also apply;
  - a. The applicant shall provide proof that the site under consideration contains a minimum land area of not less than ten (10) acres under one ownership or control. Additional land area may be added to an existing PUD if it is adjacent or forms a logical addition to an existing PUD. The procedure for an addition shall be the same as if an original application were filed, and all of the requirements of this article shall apply except the minimum acreage requirement of ten (10) acres.
  - b. The applicant shall furnish twelve (12) copies of a preliminary plan, prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the proposed general layout, the general location of the various types of land uses, the proposed densities of population in the residential areas, a major thoroughfare plan, a public utility plan if public utilities are proposed or required, a storm drainage plan and a plan showing the location of recreation spaces, parks, schools and other public or community uses.
  - c. Following approval of the preliminary plan by the Town Plan Commission, the applicant shall furnish twelve (12) copies of the final plan prepared or certified by a surveyor or engineer duly authorized by the State to practice as such, showing the layout of

all major and local thoroughfares and local streets, the location of all buildings, parking areas, pedestrian ways, utility easements, lot lines, open spaces, parks, recreation areas, school sites, playgrounds, the proposed use of all buildings and the metes and bounds of all dedicated areas and lots. The applicant shall also furnish a proposed deed of dedication including restrictions safeguarding the use of open spaces and preventing encroachment upon open spaces between buildings. The applicant shall furnish a deed, or deeds, to land determined by the Town to be needed for public elementary and intermediate school purposes. When the final plan and deed of dedication shall have been approved by the Town Plan Commission as being in conformity with this section and with any changes or requirements of the Town Plan Commission on the preliminary plan and it has been determined that the applicant has complied with the requirements of the (Dodge County Subdivision Control Ordinance whether or not it is a subdivision) it shall be approved for recordation and recorded. Thereafter, no modification may be made in any final plan except by an amended final plan submitted in accordance with this Ordinance.

2. In granting a permit for the development of a PUD the Town Plan Commission shall make the following determinations:

- a. That the uses shall be as shown on the preliminary plans as required by Section 4.4(1);
- b. That the location of all structures and designated building envelopes shall be as shown on the final plans as required by Section 4.4(1). Building envelopes must be protected by adequate covenants, running with the land, conveyances or dedications;

The proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to the existing or prospective development of the neighborhood. Open spaces between structures shall be protected where necessary by adequate covenants, running with the land, conveyances or dedications. There shall be no minimum lot size, no minimum setback lines, no maximum percentage of lot coverage and no minimum lot width in a PUD.

- c. That the owner and contractors have been bonded to make the required improvements within a reasonable length of time.



Mobile Home Parks

In granting a permit for the development or improvement of a mobile home park the Town Plan Commission shall make the following determinations:

1. The minimum size of a mobile home parks shall be ten (10) acres.
2. The maximum number of mobile homes shall be ten (10) per acre.
3. Minimum dimensions of a mobile home site shall be fifty (50) feet wide by 85 feet long.
4. All drives, parking areas and walkways shall be hard surfaced.
5. In addition to the requirements of Section 5.0 of this Ordinance, there shall be a minimum yard setback of forty (40) feet at all exterior lot lines of the mobile home park.
6. It shall conform to the requirements of Chapter 77, Wisconsin Administrative Code which shall apply until amended and then apply as amended.
7. No mobile home shall be rented for a period of less than thirty (30) days.
8. Each mobile home site be separated from other mobile home spaces by a yard not less than fifteen (15) feet wide.
9. There shall be two (2) surfaced automobile parking spaces for each mobile home.
10. Unless adequately screened by existing vegetative cover it shall be screened by:

A temporary planting of fast growing material, capable of reaching a height of fifteen (15) feet or more and a permanent evergreen planting, the individual trees to be such a number and so arranged that within ten (10) years they will have formed a screen equivalent in opacity to a solid fence or wall. Such permanent planting shall be grown or maintained to a height of not less than fifteen (15) feet.

Trailer Courts and Campgrounds

Prior to granting a permit for the development or improvement of a trailer court or campground the Town Plan Commission shall make the following determinations:

1. The minimum size of a travel trailer park or campground shall be five (5) acres.
2. The maximum number of travel trailers or campsites shall be fifteen (15) per acre.
3. Minimum dimensions of a travel trailer site or campsite shall be twenty-five (25) feet wide by forty (40) feet long.
4. Each travel trailer site or campground be separated from other travel trailer spaces or campsites by a yard not less than fifteen (15) feet wide.
5. There shall be one and half (1½) automobile parking spaces for each trailer site and one (1) for each campsite.
6. In addition to the requirements of Section 5.0 of this Ordinance, there shall be a minimum yard setback of forty (40) feet from all exterior lot lines of the travel trailer park or campground.
7. It shall conform to the requirements of Chapter 78, Wisconsin Administrative Code which shall apply until amended and then apply as amended.
8. The screening provisions for mobile home parks are met.

4.11

Residential Uses In The General Agricultural District

In granting a Conditional Use Permit for residential uses in the General Agricultural District, the Commission shall make the following determinations:

1. The proposed residential use will not adversely affect agricultural operations in surrounding areas or be situated that future inhabitants of such residence might adversely be affected by agricultural operations in surrounding areas;
2. That the site(s) of the proposed residential use is not well suited for agricultural use by virtue of wooded areas, topography, shape of parcel, soil characteristics, and similar factors;
3. That the site(s) proposed for residential use is particularly well suited for such use as indicated by rolling topography, wooded areas, soil types, vistas, proximity to lakes or streams, or other similar factors, proximity to school bus routes, traffic access and safety and adequacy of area schools to accommodate increased enrollment that might result from such development.
4. The proposed residential use would be in conformance with the Town of Chester Comprehensive Plan.

4.12

Salvage and Junk Yards

No junk or salvage yards shall be permitted in the Town of Chester unless they comply with the following requirements:

1. No salvage or junk materials shall be located within five hundred (500) feet of the centerline of all Federal, State or County Trunk Highways or the boundary of a public park, or within three hundred (300) feet of the centerline of all Town roads unless written permission is first obtained from the Town Plan Commission;
2. No salvage yard shall present a nuisance to public health;
3. All junk and salvage materials shall be screened by natural objects, plantings fences or other appropriate means so as not to be visible from the highway, road, adjacent properties or park;
4. A fifteen (15) foot fire lane shall be maintained as follows: No junk or salvage materials shall be located closer than fifteen (15) feet to any object screening the salvage or junk yard;

4.13

Filling, Draining Or Dredging Of Wetlands in a Conservancy Zoning District

The applicant shall submit the following information with an application for a permit to the Town Plan Commission:

1. Plans for the project prepared by a registered engineer showing and including the following:
  - a. a description of the general and specific nature and extent of the project;
  - b. a scaled, accurate map of the area of the project showing contours if appropriate, soil types, highwater marks, nature of vegetative cover and specification of the location and extent of proposed filling, dredging and/or drainage.
2. An impact study which includes an assessment of the impact of the project on:
  - a. wildlife on the site as well as in the general area;
  - b. erosion, sedimentation, siltation, drainage and water quality on the site as well as in the general area;
  - c. flood storage and water retention capacity;
  - d. vegetation;
  - e. scientific, educational and historic values on the site and/or in the area; and,
  - f. a thorough statement of the need and justification to drain, fill and/or dredge the wetland in question.

A copy of all submitted information shall immediately be sent to the local office of the Department of Natural Resources along with a request for comment. The Plan Commission shall await the Department of Natural Resources reply for fifteen (15) days before making a decision.

4.14

Natural Water Flow

All natural water flow, control of or management of shall comply with State Statute 88\*90.

## 5.0 **SETBACKS, ACCESS AND OFF-STREET PARKING**

### 5.1 Highway and Road Setbacks

For the purpose of determining the distance structures shall be setback from highways and roads, the following setbacks shall apply unless the yard regulations or modifications in this ordinance allow a lesser yard or setback requirement.

This section shall not be interpreted so as to prohibit the planting and harvesting of field crops, shrubbery or trees; provided, however, that no building or structure, trees or shrubbery shall be so located, maintained or permitted to grow so that the view across the sectors at intersections shall be obstructed.

### 5.2 Highway and Road Setback Distances

The setback distance shall be as follows:

**Town Roads** - Minimum seventy-five (75) feet from the centerline of the road or 42 feet from the edge of the right-of-way, whichever distance is greater.

**State or County Highways** - Minimum one hundred (100) feet from the centerline of the highway or sixty-seven (67) feet from the edge of the right-of-way, whichever distance is greater.

### 5.3 Building Setbacks from the Water

For lots that abut on navigable water:

- 5.31 There shall be setbacks from both the streets and water.
- 5.32 All buildings and structures, except piers, wharves and boathouses shall be setback at least seventy-five (75) feet from all points along the normal highwater line and two (2) feet above the normal highwater elevation unless otherwise specified by this Ordinance. Gazebos, decks and open porches may be allowed as close as 35 feet from the ordinary highwater mark if constructed in accordance with the Dodge County Land Use Code.
- 5.33 The Zoning Administrator shall determine the normal highwater elevation or line where not established.
- 5.34 A setback from water less than the setback required may be permitted where there are at least five (5) existing main buildings within five hundred (500) feet of the proposed site that are built to less than the required setback. In such case the setback shall be the average of the nearest main buildings on each side of the proposed site or if there are no buildings on one side, the average of the setback from the main building on one side, and the required setback.

### 5.4 Loading Requirements

In all districts adequate loading areas shall be provided so that all vehicle loading, maneuvering or unloading does not project into traffic lanes.

5.5

Driveways

All driveways installed, altered, changed, replaced or extended after the effective date of this Ordinance shall meet the following requirements:

**The Width of Driveway Openings** for vehicular ingress and egress shall be approved by the Zoning Administrator.

**Vehicular Entrances and Exits** shall not be less than two hundred (200) feet from any other driveway entrance or exit along the same side of a town road and shall have adequate sight distance. The Zoning Administrator may allow less than the required two hundred (200) feet of driveway separation due to unusual or exceptional circumstances, providing traffic safety is not significantly compromised.

**Driveway Locations** along town roads shall be approved by the Zoning Administrator.

5.5.1

All new or replacement culvert must be of CMP construction and a minimum of 30 feet long and 15 inches in diameter and be supplied with end walls. At least one 25 feet in length and 18 feet in width segment of road surface shall be provided for each 500 feet of driveway length to provide for the safe passage of meeting vehicles. At the end of a driveway, a 25 foot minimum radius turn-around shall be constructed, or some other method used to allow vehicles to turn around shall be provided as determined by the Zoning Administrator.

5.6

Off-Street Parking

Each use shall provide the following minimum off-street parking spaces. Each parking space shall be at least two hundred (200) square feet in area.

**Dwellings** - Two (2) spaces for each dwelling unit.

**Restaurants, Taverns and Similar Establishments** - One (1) space for each fifty (50) square feet of floor space devoted to patrons.

**Motels and Resorts** - One (1) space for each unit.

**Retail Business and Service Establishments** - One (1) space for each two hundred (200) square feet of floor area.

**Industrial Uses and Warehouses** - One (1) space for each two (2) employees on the premises at a maximum employment on the main shift.

**Convenience Stores** - One (1) space for each two hundred (200) square feet of floor area; plus two (2) spaces for each gas pump.

**Any Use Not Specifically Named** - shall be assigned to the most appropriate classification by the Zoning Administrator.

**Combinations** of any of the above uses shall provide the total of the number of spaces required for each individual use.

**Location** of off-street parking shall be on the same lot as the principal use, or on a lot adjacent to the principal use.

6.0        **MODIFICATIONS**

6.1        Height

The district height limitations stated elsewhere in this Ordinance may be exceeded, but such modification shall be in accord with the following:

**Architectural Projections**, such as spires, belfries, parapet walls, domes, flues, and chimneys, are exempt from the height limitations of this Ordinance.

**Special Structures**, such as elevator penthouses, gas tanks, grain elevators, scenery lofts, manufacturing equipment and necessary mechanical appurtenances, cooling towers, fire towers, substations, smoke stacks, and flag poles, are exempt from the height limitations of this Ordinance.

**Essential Services**, utilities, water towers, electric power and communication transmission lines are exempt from the height limitations of this Ordinance.

**Communication Structures**, such as radio and television transmission and relay towers, aerials, and observation towers, shall not exceed in height three (3) times their distance from the nearest lot line. In addition, no tower or structure or any projecting aerial shall exceed 500 feet in height in any area of the Town.

**Agricultural Structures**, such as barns, silos, and windmills, are exempt from the height limitations of this Ordinance.

**Public or Semi-Public Facilities** such as schools, churches, hospitals, monuments, libraries, governmental offices and stations, may be erected to a height of sixty (60) feet.

6.2        Yards

The yard requirements stated elsewhere in this Ordinance may be modified as follows:

**Architectural Projections**, such as chimney flues, sills, eaves, belt courses, and ornaments, may project into any required yard; but such projection shall not exceed two (2) feet.

**Accessory Uses and Detached Accessory Structures** in aggregate, shall not exceed 960 square feet in platted residential subdivisions or on individual residential lots of one (1) acre or less.

Detached accessory structures shall not be closer than ten (10) feet to the principal structure; shall not exceed twenty (20) feet in height and shall not be closer than three (3) feet to any lot line. However, if abutting land is zoned AG General Agricultural, there shall be a 30 foot buffer yard provided.

**Essential Services**, including underground, surface and overhead essential service facilities, but not including wireless communication facilities, may be located within any setback, provided that the owner who wishes to locate such structures within the street setback along roads and highways shall remove all new construction, additions and replacements at the owner's expense, when necessary for the improvement of the road or highway.

**Landscaping and Vegetation** are exempt from the yard requirements of this Ordinance.

6.3

Additions

Additions in the street yards to existing structures shall not project beyond the average of the existing street yards on the abutting lots or parcels.

6.4

Average Street Yards

The required street yards may be decreased to an average of the street yards of the abutting structures on each side, if within two hundred (200) feet of the proposed structure.

7.0        **SIGNS**

7.1        Permit Required

No signs shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without obtaining a sign permit, except those signs allowed under Section 7.2.

7.2        Signs Allowed in all Zoning Districts Without a Sign Permit

The following signs are allowed in all zoning districts without a sign permit, but are subject to the following regulations:

**Signs Over Show Windows or Doors of a Nonconforming Business Establishment** announcing without display or elaboration only the name and occupation of the proprietor, not to exceed two (2) feet in height and ten (10) feet in length.

**Agricultural Signs** pertaining to the sale of agricultural products on a farm or to membership in agricultural or agricultural-related organizations, not to exceed thirty-two (32) square feet in display area on all sides for any one farm.

**Real Estate Signs** not to exceed eight (8) square feet in display area on any one side nor sixteen (16) square feet in display area on all sides which advertise the sale, rental or lease of the premises upon which said signs are temporarily located and limited to one such sign for each premises.

**Name, Occupation and Warning Signs** not to exceed four (4) square feet in display area on any one side nor eight (8) square feet in display area on all sides; limited to one such sign for each premises.

**Bulletin Boards** of public, charitable or religious institutions, not to exceed twelve (12) square feet in display area on all sides; limited to one such sign for each premises.

**Memorial Signs**, tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of metal and affixed flat against a structure.

**Official Signs**, such as traffic control, parking restrictions, information and notices.

**Temporary Signs** or banners when authorized by the Zoning Administrator for a period not to exceed 90 days.

**No Such Sign** mentioned in Section 7.2 shall be located closer than two (2) feet from any public road right-of-way or exceed ten (10) feet in height. These requirements shall not apply to Official Signs.



### Signs Allowed in all Zoning Districts with a Sign Permit

The following signs are allowed in all zoning districts providing a sign permit has been issued and shall be located a minimum of forty (40) feet from the edge of the traveled way or two (2) feet from the road right-of-way, whichever distance is greater:

**Off-Premise Directional Signs** which contain only the name of the establishment, logo or directional information useful to the traveler in locating the site, such as mileage, route numbers or exit numbers providing that:

- a. No more than two such signs relating to any one establishment shall be located in the approaching direction along any one highway.
- b. Such sign shall be located within five (5) air miles of the subject site.
- c. No two directional signs facing the same direction of travel shall be spaced less than one mile apart. However, more than one sign may be placed on the same support provided the total square footage does not exceed the allowable area.
- d. No such sign shall be located within three hundred (300) feet of a highway interchange, intersection at grade, rest area or wayside.
- e. No such sign shall exceed ten (10) feet in height.
- f. No such sign or signs in aggregate if facing the same direction of travel, shall exceed twelve (12) square feet in display area.

**On-Premise Identification Signs** for residential subdivisions, parks, multi-family dwelling units, mobile home parks, industrial parks, schools, hospitals and for community identification not to exceed twenty-four (24) square feet in display area on all sides; limited to one such sign for each premises; and shall indicate only the name and/or address of the premises, logo, slogan, motto or other information pertinent to identifying the premises. Community identification signs may include service club organization symbols as part of the sign.

### Signs Permitted in the Commercial, Recreational and Industrial Districts

The following signs are permitted in the Industrial, Commercial and Recreational Districts with a permit and are subject to the following regulations:

**Wall Signs** placed against the exterior walls of buildings shall not extend more than twelve inches outside of a building's wall surface, shall not exceed two hundred (200) square feet in display area for any one premises, and shall not exceed twenty (20) feet in height above the mean centerline street grade.

**Projecting Signs** fastened to, suspended from, or supported by buildings shall not exceed one hundred (100) square feet in display area on all sides for any one premises; shall not extend more than six (6) feet in any direction; shall not be less than ten (10) feet from any side or rear lot line; shall not exceed a height of twenty (20) feet above the mean centerline street grade; and shall not be less than ten (10) feet above a sidewalk or other pedestrian way nor fifteen (15) feet above a driveway or an alley.

**Ground Signs**, limited to one sign for each premises; shall not exceed twenty (20) feet in height; shall not be located closer to the road right-of-way than twenty-seven (27) feet; shall meet all side and rear yard setback requirements; and shall not

exceed one hundred (100) square feet in display area on any one side nor two hundred (200) square feet in display area on all sides.

**Window Signs** shall be placed only on the inside of commercial buildings and shall not exceed twenty-five (25) percent of the glass area of the pane upon which the sign is displayed.

**Combinations** of any of the above signs shall meet all the requirements for the individual sign.

7.5

Determining Area of Signs

The area of a sign shall be measured by the smallest square, rectangle, triangle, circle or combination thereof which will encompass the entire sign, including the border and trim, but excluding supports.

7.6

Traffic

Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals, or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or traffic devices. No signs shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window, or fire escape; and no sign shall be attached to a standpipe or interfere with traffic visibility nor be lighted in such a way as to cause glare or impair driver visibility upon public ways.

7.7

Moving or Flashing Signs

No sign shall be erected which has any flashing or moving parts except those giving public service information such as time, date, temperature, weather, or similar information.

7.8

Existing Signs

Signs lawfully existing at the time of the adoption or amendment of this Ordinance may be continued although the use, size, or location does not conform with the provisions of this Ordinance. However, it shall be deemed a nonconforming use or structure and the provisions of Section 8.0 shall apply.

7.9

Signs Not In Use

Signs which advertise or identify a business or similar activity must be removed within sixty (60) days of the date said business or similar activity ceases operation or vacates the premises. The removal of the sign shall be the responsibility of the owner of the property on which the sign is located.

7.10

Sign Location

No sign mentioned in Section 7.0 shall be located in, on or above a public road right-of-way or navigable body of water, except for Official Signs.

## 8.0 **NONCONFORMING USES, STRUCTURES AND LOTS**

### 8.1 Existing Nonconforming Uses

The lawful nonconforming use of a structure, land or water, existing at the time of the adoption or amendment of this Ordinance may be continued although the use does not conform with the provisions of this Ordinance; however, only the portion of the land or water in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this ordinance.

**Total Lifetime Structural Repairs or Alterations**, shall not exceed fifty (50) percent of the municipality's assessed value of the original structure at the time of its becoming a nonconforming use unless it is permanently changed to conform to the use provisions of this ordinance.

### 8.2 Abolishment or Replacement

If such nonconforming use is discontinued or terminated for a period of twelve (12) months, any future use of the structure, land or water, shall conform to the provisions of this ordinance. When a nonconforming use is damaged by fire, explosion, flood, or and other event to the extent of more than fifty (50) percent of its current assessed value, it shall not be restored except so as to comply with the use provisions of this Ordinance.

### 8.3 Existing Nonconforming Structures

The lawful nonconforming structure existing at the time of the adoption or amendment of this Ordinance may be continued although its size or location does not conform with the lot width, lot area, yard, height, setback, parking and loading, and access provisions of this ordinance.

**Additions and Enlargements** to existing nonconforming structures are permitted and shall conform with the required buildings setback lines along roads, water and highways and the yard, height, parking, loading and access provisions of this Ordinance.

**Existing Nonconforming Structures** which are damaged or destroyed by fire, explosion, flood or any other event, may be reconstructed and in so far as is practicable shall conform with the required building setback lines along streets and highways and the yard, height, parking, loading and access provisions of this Ordinance.

### 8.4 Changes and Substitutions

Once a nonconforming use or structure has been changed to conform, it shall not revert to a nonconforming use or structure. Once the Board of Appeals has permitted the substitution of a more restrictive nonconforming use for an existing nonconforming use the substituted use shall lose its status as a legal nonconforming use and become subject to all the conditions required by the Board of Appeals.

Vacant Substandard Lots

Except the Commercial and Industrial District, a single family dwelling and its accessory structures may be erected on any vacant legal lot or parcel of record in the County Register of Deeds office before the effective date or amendment of this Ordinance subject to the following requirements:

- a. The lot must be in separate ownership from abutting lands. If abutting lands and the substandard lot are owned by the same owner, the substandard lot shall not be sold or used without full compliance with the area requirements of this ordinance;
- b. The lot must be at least fifty (50) feet wide and seven thousand five hundred (7,500) square feet in area;
- c. All the dimensional requirements of this ordinance shall be complied with in so far as practical, as determined by the Zoning Administrator;
- d. If such lot is located within the AG General Agricultural Zoning District, a single family dwelling shall be considered a conditional use subject to the provisions of Section 4.0.
- e. If such lot is located within the FP Farmland Preservation Zoning District, a single family dwelling must be considered a farm residence to be considered a permitted use.

Multiple Dwelling Units on a Parcel

If a parcel of land is occupied by two or more residential dwelling units and if said dwellings were constructed prior to the effective date or amendment of this ordinance and if the size of such parcel prevents the creation of conforming lots for each dwelling unit, then the owner of such parcel may create a substandard lot for each residential dwelling unit which need not comply with the lot size requirements of this Ordinance provided the following conditions are met:

- a. The lot must be at least fifty (50) feet wide and seven thousand five hundred (7,500) square feet in area;
- b. Each proposed substandard lot must contain an existing residential dwelling unit conforming to the zoning ordinance in all respects other than those specifically stated in this section.

## 9.0 **BOARD OF APPEALS**

### 9.1 Establishment

There is hereby established a Board of Appeals for the Town of Chester. The Board of Appeals shall consist of five (5) members appointed by the Town Chairman and confirmed by the Town Board.

1. **Terms:** Terms shall be for three (3) years, except that of those first appointed; one (1) shall serve one (1) year, two (2) shall serve two (2) years and two (2) for three (3) years.
2. **Chairman:** Chairman shall be designated by the Town Chairman.
3. **Alternate:** Two (2) alternate members may be appointed by the Town Chairman for a term of three (3) years and shall act only when a regular member is absent or refuses to vote because of interest.
4. **Secretary:** Secretary shall be as designated by the Board of Appeals.
5. **Vacancies:** Vacancies shall be filled for the unexpired term in the same manner as appointment for a full term.

### 9.2 Organization

The Board of Appeals shall organize and adopt rules of procedure in conformance to Section 62.23(7)(e) 1-15 of Wisconsin Statutes.

### 9.3 Rules

**The Board of Appeals** shall meet at the call of the chairperson, and at such other times as the Board of Appeals may determine, at a fixed time and place.

**All meetings** of the Board of Appeals shall be open to the public.

**Any public hearings** which the Board of Appeals is required to hold shall be held in the town hall or other place convenient to the location or locations to be considered at such public hearing, and a full description of the location of such place of hearing by name, address or other commonly known means of identification, shall be included in the notice given of such hearing. Other matters upon which the Board of Appeals is required to act may also be heard to any such hearing provided that no undue hardship is created for any appellant by reason of the location of such hearing, and provided further that such matters are included in the notice given of such hearing.

**The Board of Appeals** shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Appeals and shall be a public record.

**The Board of Appeals** may adopt such other rules as are necessary to carry into effect the regulations of the Town Board.

**In the case of all appeals**, the Board of Appeals may call upon the Town Board, Plan Commission or Zoning Administrator for all information pertinent to the decision appealed from.

Powers

The Board of Appeals shall have the following powers:

- To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by administrative official in the enforcement of this Ordinance.
- To hear and decide special exception to the terms of the Ordinance upon which such board is required to pass under this Ordinance.
- To authorize upon appeal in specific cases such variances from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will result in practical difficulty or unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- The Board may permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of the Ordinance, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.
- The Board may reverse, affirm, or wholly or partly modify the requirements appealed from and may issue or direct the issuance of a permit.

**Assistance** - the Board may request assistance from other town or county officers, departments, commissions and boards.

**Oaths** - the chairperson may administer oaths and compel the attendance of witnesses.

Appeals and Applications

Appeals from the decision of the Zoning Administrator, Plan Commission or the Town Board concerning the literal enforcement of this Ordinance may be made by any person aggrieved or by an officer, department, board or bureau of the Town. Such appeals shall be filed with the secretary and the officer from whom the appeal is taken within thirty (30) days after the date of written notice of the decision or order of the Zoning Administrator or the Town Board. Applications may be made by the owner or lessee of the structure, land or water to be effected at any time and shall be filed with the Zoning Administrator. Such appeals and applications shall include the following:

**Names and Addresses** of the appellant or applicant and all abutting and opposite property owners of record.

**Sketch** showing all the information required under Section 2.4 for a Land Use Permit.

**Additional Information** which was required for the decision appealed from or may be required by the Board of Appeals.

**Fee** in the amount as set by the Town Board.

9.6 Hearings

The Board of Appeals shall fix a reasonable time and place for the hearing, give a Class One (1) notice thereof as provided in Chapter 985 of the Wisconsin Statutes, and give due notice to the parties in interest, the Zoning Administrator and the Town Board. At the hearing the applicant or the appellant may appear in person, by agent, or by attorney.

9.7 Decisions

The Board of Appeals shall decide all appeals and applications within thirty (30) days after the final hearing and shall transmit a signed copy of the Board's decision to the appellant or applicant, the Zoning Administrator and the Town Board.

**Conditions** may be placed upon any Land Use Permit ordered or authorized by this Board.

**The concurring vote** of four (4) members of the Board shall be necessary to reverse any order, requirement, decision or determination of any administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any variation in this Ordinance. The grounds of every such determination shall be stated.

9.8 Review by Court of Record

Any person or persons aggrieved by any decision of the Board of Appeals may commence an action seeking the remedy available by certiorari. Such action shall be commenced within thirty (30) days after the filing of the decision in the office of the Board of Appeals.

## 10.0 PLAN COMMISSION

### 10.1 Establishment

There is hereby established a Plan Commission for the Town of Chester. The Plan Commission shall consist of five members, all of whom shall be appointed by the town board chairperson, who shall also select the presiding officer. The town board chairperson may appoint himself or herself to the commission and may appoint other town elected or appointed officials to the commission, except that the commission shall always have at least one citizen member who is not a town official. All other provisions of ss. 61.35 and 62.23 shall apply to a town plan commission that has five members.

1. Terms: The members of the commission shall be appointed to hold office for a period of three years. Appointments shall be made by the town board chairperson during the month of April for terms that expire in April or at any other time if a vacancy occurs during the middle of a term.
2. Secretary: Secretary shall be as designated by the Plan Commission.
3. Vacancies: Vacancies shall be filled for the unexpired term in the same manner as appointment for a full term.

### 10.2 Rules

The Plan Commission shall meet at the call of the presiding officer and at such other times as the Plan Commission may determine, at a fixed time and place.

All meetings of the Plan Commission shall be open to the public.

Any public hearings which the Plan Commission is required to hold shall be held in the town hall or other place convenient to the location or locations to be considered at such public hearing, and a full description of the location of such place of hearing by name, address or other commonly known means of identification, shall be included in the notice given of such hearing. Other matters upon which the Plan Commission is required to act may also be heard at any such hearing provided that no undue hardship is created for any applicant by reason of the location of such hearing, and provided further that such matters are included in the notice given of such hearing.

The Plan Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Plan Commission and shall be a public record.

The Plan Commission may adopt such other rules as are necessary to carry into effect the regulations of the Town Board.



Powers

The Plan Commission shall have the following powers:

1. Authorize the Zoning Administrator to issue Conditional Use Permits in accordance with Section 4.0 of this Ordinance.
2. Review and make recommendations to the Town Board on Zoning Ordinance amendments and on land division proposals.
3. Prepare updates and amendments to the Town of Chester Comprehensive Plan for approval by the Town Board.

11.0 **CHANGES AND AMENDMENTS**

11.1 Authority

Whenever the public necessity, convenience, health, safety or general welfare require, the Town Board may by Ordinance, change the district boundaries or amend, change or supplement the regulations established by this Ordinance or amendments thereto in accordance with Section 62.23(7) of the Wisconsin Statutes.

Such Change or Amendment shall be subject to the review and recommendation of the Town Plan Commission.

11.2 Initiation

A petition for amendment may be made by any property owner in the area to be affected by the amendment, by the Town Board or by the Town Plan Commission.

11.3 Petitions for Amendment

Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Town Clerk, who shall refer them to the Town Plan Commission. Such petitions shall describe the premises to be rezoned or the regulations to be amended, list the reasons justifying the petition, specify the proposed use and have attached the following:

**Plot Plan** draw to a scale of one (1) inch equals a hundred (100) feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts and the location and existing use of all properties within one hundred (100) feet of the area proposed to be rezoned.

**Owners' Names and Addresses** of all properties lying within one hundred (100) feet of the area proposed to be rezoned.

**Additional Information** required by the Town Plan Commission or the Town Board.

**Fee** in the amount as set by the Town Board.

11.4 Hearings

The Town Plan Commission shall hold a public hearing upon each petition. Notice of the time and place of such a hearing shall be given by publication in the Town of a Class Two (2) Notice, under Chapter 985 of the Wisconsin Statutes.

11.5      Recommendations

As soon as possible after the public hearing the Town Plan Commission shall act on such petition either approving, modifying or disapproving the petition. The recommendation shall be made in writing to the Town Board.

11.6      Action by the Town Board

After careful consideration of the Town Plan Commission recommendations, the Town Board shall vote on the passage of the proposed change or amendment.

11.65     Approval by the County Board

After approval by the Town Board, the County Board shall approve the proposed change or amendment.

11.7      Protest

In case of a protest against an amendment proposed duly signed and acknowledged by the owners of twenty percent (20%) or more either of the areas of the land included in such proposed amendment, or by the owners of twenty percent (20%) or more of the area of the land immediately adjacent extending one hundred (100) feet therefrom, or by the owners of twenty percent (20%) or more of the land directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land, such amendment shall not become effective except by the favorable vote of three-fourths of the members of the Board voting on the proposed change.

## **DEFINITIONS**

For the purpose of this Ordinance, certain words and terms are defined as listed below. Also, words used in the present tense include the future; the singular number includes the plural number and the plural number includes the singular number; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory.

### **Accessory Building or Structure**

A use or detached structure subordinate to the principal use of a structure, land or water and located on the same lot or parcel serving a purpose customarily incidental to the principal structure.

### **Agricultural Use**

Agricultural use means beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; placing land in federal programs in return for payments in kind; owning land, at least 35 acres of which is enrolled in the conservation reserve program under 16 USC 3831 to 2836; participating in the milk production termination program under 7 USC 1446 (d); and vegetable raising.

### **Animal Confinement Facility**

Any livestock or poultry operation involving the raising, feeding or holding of 200 or more animal units for a period of thirty (30) days or more.

### **Animal Unit**

One animal unit shall be defined as being the equivalent of the following: one dairy cow, one mature steer or bull; one horse; two head of heifers or immature steers; two calves (veal or replacement); two pigs; five sheep; five goats; 20 turkeys; 20 ducks; 20 geese; 20 chickens.

### **Arterial Street**

A public road or highway used or intended to be used primarily for fast or heavy through traffic. Arterial streets and highways shall include freeways and expressways as well as arterial streets, highways and parkways.

### **Basement**

That portion of any structure located partly below the average adjoining lot grade.

### **Buffer Yard**

A yard extending across the full width and depth of the lot. Such buffer yard shall be in open space, unoccupied and unobstructed from the ground upward except for vegetation. The buffer yard is intended to reduce conflicts with surrounding agricultural operations and may contain plantings or a berm, but no structures.

### **Building Area**

Total ground coverage in square feet of all buildings and structures including garages, carports and others attached or accessory structures.

**Building Height**

The vertical distance of a building measured from the average elevation of the finished grade within 20 feet of the structure to the highest point of the roof.

**Conditional Uses**

Uses of a special nature as to make impractical their predetermination as a permitted use in a district.

**Corner Lot**

A lot abutting two or more streets at their intersection.

**Density**

Number of living units per acre allowable under the schedule of district regulations.

**Duplex**

A dwelling containing two dwelling units.

**Dwelling**

A building designed or used exclusively as a residence or sleeping place, but does not include boarding or lodging houses, motels, hotel, tents, cabins or mobile homes except mobile homes on permanent foundations.

**Dwelling, Multiple Family**

A dwelling containing three or more dwelling units.

**Dwelling, One Family**

A dwelling containing one dwelling unit.

**Dwelling Unit**

One or more rooms which are arranged, designed or used as living quarters for one family only.

**Essential Service**

Services provided by public and private utilities necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electricity, steam, water, sanitary sewage, storm water drainage and communication systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers, pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings.

**Family**

Any number of persons related by blood, adoption, or marriage or not to exceed four (4) persons not so related, living together in one dwelling as a single housekeeping entity.

**Flood Area**

Area in square feet of all floors in a building including elevators and stairways, measured by perimeter or outside walls multiplied by the number of floors, including basements which are used in the primary function of the building.

**Home Occupation**

Any occupation for gain or support conducted entirely within buildings by resident occupants, which is clearly incidental to the principal use of the premises, does not exceed twenty-five percent (25%) of the area of any floor and no product sold except that made on the premises.

**Household Pets**

Animals commonly found in residences as pets, such as dogs, cats, song birds and other small animals, providing that they are not raised or reared for commercial resale or as a source of staple supplement. Household pets shall not include horses, chickens, cows, goats, sheep, hogs or other animals not commonly found in residences.

**Junk Yard**

A parcel of land on which waste material or inoperative vehicles and other machinery are collected, stored, salvaged or sold. Three (3) or more unlicensed or inoperable vehicles on the same premises shall be evidence of operation of a junk yard. Old farm machinery located on an operating farm shall not be included within the meaning of a junk yard.

**Kennel**

The use of land, with related buildings or structures, for the commercial breeding, rearing, or boarding of more than four (4) dogs.

**Loading Area**

A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public road.

**Lot**

A parcel of land having frontage on a public road, occupied or intended to be occupied by a principal structure or use and sufficient in size to meet the lot width, lot frontage, lot area, parking area, and other space provisions of this Ordinance.

**Lot Lines and Area**

The peripheral boundaries of a parcel of land and the total area lying within such boundaries under one ownership. Public roads and navigable waterways are considered lot dividers.

**Lot Width**

The horizontal distance between side lot lines.

**Minor Structures**

A structure which is one hundred (100) square feet in area or less and is accessory to the principal use of the lot.

**Mobile Home**

A transportable, factory built, single-family dwelling unit suitable for year-round occupancy and containing the same water supply, waste disposal, and electric conveniences as immobile housing.

**Mobile Home Lot**

A parcel of land designed for the exclusive use of the occupants of a single mobile home.

**Mobile Home Park**

A parcel of land under single ownership which has been planned and improved for the placement of mobile homes for nontransient use.

**Motel**

A series of attached, semi-attached or detached sleeping units for the accommodation of transient guests.

**Nonconforming Uses or Structures**

Any structure, land or water, lawfully used, occupied or erected at the time of the effective date of this Ordinance or amendments thereto which does not conform to the regulations of this Ordinance or amendments thereto. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

**Road**

A public right-of-way intended to be used for passage or travel by motor vehicles.

**Salvage Yard**

A parcel of land on which waste material or inoperative vehicles and other machinery are collected, stored, salvaged or sold. Three (3) or more unlicensed or inoperable vehicles on the same premises shall be evidence of operation of a salvage yard. Old farm machinery located on an operating farm shall not be included within the meaning of a salvage yard.

**Side Yard**

A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the nearest point of the principal road.

**Sign**

Any words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names, or trade marks by which anything is made or known and which are used to advertise or promote an individual firm, association, corporation, profession, business, commodity, or product and which are visible from any public road or highway.

**Street Yard**

A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two (2) such yards.

**Structure**

Any erection or construction, such as buildings, towers, masts, poles, booms, signs, decorations, carports, machinery and equipment, including all buildings.

**Structural Alterations**

Any change in the supporting members of a structure, such as foundations, bearing walls, columns, beams or girders.

**Travel Trailer**

A travel trailer is a vehicular, portable structure, built on a chassis and designed as a temporary dwelling for travel, recreation and vacation.

**Trailer Space**

A parcel of land in a travel trailer parking area for the placement of a single trailer and the exclusive use of its occupants.

**Utilities**

Public and private facilities such as water wells, water and sewage pumping stations, water storage tanks, power and communication transmission lines, electrical power and substations, static transformer stations, wireless communication facilities, TV and radio towers and gas regulation stations, but not including sewage disposal plants, municipal incinerators, warehouses, shops and storage yards.

**Yard**

An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except for vegetation. The street and rear yards extend the full width of the lot.

**Zoning Administrator**

The Zoning Administrator for the Town of Chester or such person designated to perform the duties of the Zoning Administrator.



## **13.0 FP Farmland Preservation Zoning District**

### **13.1 Purpose**

The purpose of this district is to promote areas for uses of a generally exclusive agricultural nature in order to protect farmland and to allow participation in the state's farmland preservation program. Land zoned under this district must comply with the following:

#### **(1) Permitted Uses**

- (a) Agricultural uses. See Section 13.4 for agricultural use definitions.
- (b) Not including the specified accessory uses identified in Subsection (2), other accessory uses including the farm residence. See Section 13.4 for accessory use definition.
- (c) Upon prior notification to the town, transportation, utility, communication, or other uses that are required under state or federal law to be located in a specific place or that are authorized to be located in a specific place under a state or federal law that preempts the requirement of a conditional use permit for those uses. [Subsection (c) acknowledges that state or federal law may sometimes preempt local authority to restrict the siting of certain facilities. It does not purport to determine which state or federal actions are preemptive. It merely says that IF state or federal action is preemptive, no local permit is required and there is no need to rezone the site out of the farmland preservation district. Uses covered by subsection (c) might include, for example, state and federal highways, federally-mandated pipelines, and energy generation and transmission facilities whose location and design are specifically mandated by the Wisconsin Public Service Commission pursuant to a certificate of convenience and necessity.]
- (d) Undeveloped natural resource and open space areas.
- (e) Non-Farm residences built prior to January 1, 2014.

#### **(2) Conditional Uses**

- (a) Agriculture-related uses. (See Section 13.4 for agricultural related use definition.)
- (b) Upon prior notification to the town, transportation, communication, pipeline, electric transmission, utility, or drainage uses, facilities for the generation from sunlight, wind, coal or natural gas, if all the following apply:
  - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
  - iii. The use is reasonably designed to minimize conversion of land at and around the site of the use, from agricultural use or open space use.
  - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - v. Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.

- (c) Governmental, institutional, religious, or nonprofit community uses, if all of the following apply:
  - i. The use and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - ii. The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
  - iii. The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.
  - iv. The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - v. Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.
- (d) Nonmetallic mineral extraction, if all of the following apply:
  - i. The operation complies with Subchapter I of Chapter 295, Wisconsin Statutes, and rules promulgated under that subchapter, with applicable provisions of local ordinances under Wis. Stat. §295.14 (including all applicable provisions of this ordinance), and with any applicable requirements of the Wisconsin Department of Natural Resources concerning the restoration of nonmetallic mining sites.
  - ii. The operation and its location in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.
  - iii. The operation and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations outside the farmland preservation zoning district, or are specifically approved under state or federal law.
  - iv. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
  - v. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
  - vi. The owner agrees to restore the land to agricultural use, consistent with any required reclamation plan, when extraction is completed.
- (e) Oil and gas exploration or production that is licensed by the Department of Natural Resources under Subchapter II of Chapter 295, Wisconsin Statutes.
- (f) Private airport or air strip qualifying as an accessory use under s. 91.01(1)
- (g) Dog kennels qualifying as an accessory use under s. 91.01(1)
- (h) Game farms/shooting preserves qualifying as an accessory use under s. 91.01(1) (b). To meet the definition of agricultural use, the game birds or cervids must be raised on the farm for release for hunting.
- (i) Shooting Ranges meeting the requirements in s. 91.01(1)(d).
- (j) Manure storage systems. (Please note that permits for manure storage systems are subject to S. ATCP 50.56 and Ch. ATCP 51, Wis Adm. Code.

- (k) Slaughtering of livestock from the FP District.
- (l) Processing agricultural by-products or wastes received directly from farms, including farms in the FP District.
- (m) A business, activity or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
  - a. It is conducted on a farm by an owner or operator of that farm
  - b. It requires no buildings, structures or improvements other than those described in the Accessory Use definition in Section 13.4
  - c. It employs no more than 4 full-time employees annually.
  - d. It does no impair or limit the current or future agricultural use of the farm or other protected farmland.

The town may issue a conditional use permit for a proposed land use identified in this section if the proposed land use meets applicable conditions under this section. Before issuing a conditional use permit, the town shall determine in writing, that the proposed use meets applicable conditions under this section. The town may issue the permit subject to conditions designed to carry out the purposes of this ordinance.

(3) Area, Height and Yard Requirements:

- (a) All Principal Structures shall be on a lot consistent with the principal use permitted on such lot by the regulations of the district in which it is located.
- (b) No Zoning Permit shall be issued for a lot which abuts a public road dedicated to only a portion of its proposed width and located on that site thereof from which the required dedication has not been secured.
- (c) Dimensions of Building Sites:
  - i. Minimum Area and Width: 5 acres. Minimum lot width is 200 feet.
  - ii. Rear Yards: There shall be a thirty (30) foot minimum rear yard setback for structures such as farm houses, animal barns, sheds for farm machines and crop storage facilities. Other detached accessory structures shall not be closer than three (3) feet to any rear lot line unless the abutting rear yard property is zoned FP or AG where the rear yard buffer must be thirty (30) feet. Also see Section 6.2 of this Ordinance.
  - iii. Side Yards: Minimum 10 feet. 30 feet. If adjacent an FP or AG zoned parcel. Also see Section 6.2 of this Ordinance.
  - iv. Road Setbacks: Must comply with Section 5.2 of this ordinance.
  - v. Water Setbacks: Must comply with Section 5.3 of this ordinance.
  - vi. Height Limitations: The maximum height for all farm related residential and accessory residential structures shall be forty (40) feet. Also, see Section 6.1 of this ordinance.

(4) Loading, Driveways and Parking Requirements: Uses must comply with Section 5 of this ordinance.

(5) Signs: Uses must comply with Section 7 of this ordinance.

### **13.2 Rezoning Land out of the FP Farmland Preservation Zoning District**

Land may be rezoned out of the FP Farmland Preservation Zoning District if the Town and County through their review and recommendation, and after a public hearing, finds that all of the following apply:

- (1) The land is better suited for a use not allowed in the FP Farmland Preservation Zoning District.
- (2) The rezoning is consistent with the Town of Chester Comprehensive Plan.
- (3) The rezoning is substantially consistent with the Dodge County Farmland Preservation Plan, certified under ch. 91, Wis. Stats., which is in effect at the time of zoning.
- (4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

### **13.3 Certification of Ordinance and Amendments by DATCP**

- (1) This Zoning Ordinance must be certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for owners of land that is zoned Farmland Preservation in the Town of Chester to be eligible to claim tax credits under the State of Wisconsin's Farmland Preservation Program.
- (2) The Town of Chester shall notify DATCP of any amendments as required by Wis. Stats. 91.36(8).
- (3) The Town of Chester shall notify DATCP and Dodge County by March 1 annually, of any acres rezoned out of a farmland preservation zoning district during the previous year and a map that clearly shows the location of those acres as required by Wis. Stats. 91.48(2) and 91.48(3).

### **13.4 Farmland Preservation Definitions**

For the purposes of this Section of the Ordinance, the following definitions shall be used:

**Accessory Use:** Within the FP Zoning District means any of the following land uses on a farm:

- (1) A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use. This may include, for example:
  - a. A facility used to store or process raw agricultural commodities, all of which are produced on the farm.
  - b. A facility used to keep livestock on the farm.
  - c. A facility used to store or process inputs primarily for agricultural uses on the farm.
  - d. A facility used to keep or service vehicles or equipment primarily employed in agricultural uses on the farm.
  - e. A wind turbine or solar energy facility that collects wind or solar energy on the farm, and uses or transforms it to provide energy primarily for use on the farm.
  - f. A manure digester, bio-fuel facility, or other facility that produces energy primarily from materials grown or produced on the farm, primarily for use on the farm.
  - g. A waste storage or processing facility used to store or process animal waste produced solely from livestock kept on the farm.

- (2) An activity or business operation that is an integral part of or incidental to, an agricultural use.
- (3) A farm residence, including normal residential appurtenances.
- (4) A business, activity, or enterprise, whether or not associated with an agricultural use, which meets all of the following requirements:
  - a. It is conducted on a farm by an owner or operator of that farm.
  - b. It requires no buildings, structures, or improvements other than those described in par. (1) or (3).
  - c. It employs no more than 4 full-time employees annually.
  - d. It does not impair or limit the current or future agricultural use of the farm or other protected farmland.
- (5) Any other use that DATCP, by rule, identifies as an accessory use.

Agricultural Use: Any of the following activities conducted for the purpose of producing an income or livelihood:

- (1) Crop or forage production.
- (2) Keeping livestock.
- (3) Beekeeping.
- (4) Nursery, sod, or Christmas tree production.
- (5) Floriculture.
- (6) Aquaculture.
- (7) Fur farming.
- (8) Forest management.
- (9) Enrolling land in a federal agricultural commodity payment program or a federal or state agricultural land conservation payment program.
- (10) Any other use that the Department of Agriculture, Trade and Consumer Protection, by rule, identifies as an agricultural use.

Agriculture-related use:

An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes. In addition, any use that the Department of Agriculture, Trade and Consumer Protection identifies by rule as an agriculture-related use. An "agriculture related use" must be primary (not just incidentally) related to agriculture, and must have a direct connection to agriculture uses in the FP zoning district.

### Animal Confinement Facility:

Any animal, livestock or poultry operation with 500 or more animal units that are used in the production of food, fiber, or other animal products or that will be fed, confined, maintained, or stabled for a total of 45 days or more in any 12-month period.

### Animal Unit:

Animal Unit has the following meaning that was given in s. NR 243.03 (3) Wisconsin Administrative Code as of April 27, 2004: "Animal Unit" means a unit of measure used to determine the total number of single animal types or combination of animal types, as specified in s. NR 243.11, Wisconsin Administrative Code, which are fed, confined, maintained or stabled in an animal feeding operation. The total number of animal units for a given type of animal shall be calculated by multiplying the number of animals for each animal type by the appropriate equivalency factor from the following table, and summing the products. The number of combined animal units shall be the sum of the number of animal units for each animal type. For animal types not listed in the following table, the equivalency to animal units shall be based on live animal weights. In these cases, 1,000 pounds of live weight is equivalent to one animal unit.

<b>Animal Unit Calculation Table</b>		
Number Equivalent to 500 Animal Units		
Number Equivalent to 500 Animal Units	Animal Type	Animal Equivalency Factor
	<b>Dairy Cattle:</b>	
350	Milking and Dry Cows	1.4
455	Heifers (800 to 1200 lbs)	1.1
835	Heifers (400 to 800 lbs)	0.6
2500	Calves (under 400 lbs)	0.2
	<b>Beef Cattle:</b>	
500	Steers or Cows (600 lbs to Mkt.)	1.0
1000	Calves (under 600 lbs)	0.5
350	Bulls	1.4
	<b>Swine:</b>	
1250	Pigs (55 lbs to Mkt.)	0.4
5000	Pigs (up to 55 lbs)	0.1
1250	Sows	0.4
1000	Boars	0.5
	<b>Sheep:</b>	
5000	Per Animal	0.1
	<b>Horses:</b>	
250	Per Animal	2.0
	<b>Ducks:</b>	

2500	Per Bird (Wet Lot)	0.2
50000	Per Bird (Dry Lot)	0.01
	<b>Chickens:</b>	
50000	Layers	0.01
100000	Broilers	0.005
50000	Broilers (continuous over flow watering)	0.01
15000	Layers or Broilers (Liquid Manure System)	0.033
	<b>Turkeys:</b>	
27500	Per Bird	0.018
	<b>Combined Animal Units:</b>	
500	Calculated Total	

**Certified Farmland Preservation Plan:**

A farmland preservation plan that is certified as determined under Wis. Stats. 91.12.

**Certified Farmland Preservation Zoning Ordinance:**

A zoning ordinance that is certified as determined under Wis. Stats. 91.32.

**Common Ownership:**

Ownership by the same person or persons, or by persons that are all wholly owned by the same person or persons. "Common ownership" includes joint tenancy and tenancy in common. Solely for purposes of this definition, a parcel owned by one member of a married couple is deemed to be owned by the married couple.

Land is deemed to be under "common ownership," for purposes of this ordinance, if it is all owned by the same individual, married couple, joint tenants, and tenants in common, corporation, LLC, partnership, estate or trust. If land parcels are owned by separate legal entities, but those legal entities are all wholly owned by exactly the same person or persons, those land parcels are deemed to be under "common ownership" for purposes of this ordinance.

**Contiguous:**

Adjacent to or sharing a common boundary. "Contiguous" land includes land that is separated only by a river, stream, section line, public road, private road, railroad, pipeline, transmission line, or transportation or transmission right-of-way. Parcels are not "contiguous" if they meet only at a single point.

**Conditional Uses:**

Uses of a special nature as to make impractical their predetermination as a permitted use in a district. Conditional uses as used in the FP Farmland Preservation Zoning District must meet the requirements of Wis. Stats. 91.46.

Density:

The number of dwelling units per acre allowable under the schedule of district regulations.

Farm:

All land under common ownership that is primarily devoted to agricultural use. For the purpose of this definition, land is deemed to be primarily devoted to agricultural use if the following apply:

- (1) The land produces at least \$6,000 in annual gross farm revenues to its owner or renter, regardless of whether on a majority of the land area is in agricultural use; or,
- (2) A majority (greater than 50%) of the land is in agricultural use.

In determining whether land is in agricultural use for purposes of par. (2), a zoning authority may consider how the land is classified for property tax purposes. See ch. TAX 18, Wis. Adm. Code.]

Farm Residence:

A single-family or two family residence that is the only residential structure on the farm or is occupied by any of the following:

- (1) An owner or operator of the farm.
- (2) A parent or child of an owner or operator of the farm.
- (3) An individual who earns more than 50 percent of his or her gross income from the farm.

To qualify as a "farm residence," a residence must be located on a "farm." If a farm owner deeds off a residential parcel to another person (even if that person is the farm owner's parent, child or employee), the separately-owned parcel is no longer part of the original "farm." A residence built on that parcel does not qualify as a "farm residence" unless the parcel qualifies as a "farm" in its own right.

Gross Farm Revenues:

Means gross receipts from agricultural use of a farm, excluding rent receipts, less the cost or other basis of livestock or other agricultural items purchased for resale which are sold or otherwise disposed of during the taxable year. Gross farm revenue includes receipts accruing to a renter, but does not include rent paid to the land owner.

Livestock:

Includes bovine animals, equine animals, goats, poultry, sheep, swine, farm raised deer, farm raised game birds, camelids, ratites and farm raised fish.

Livestock Facilities with More Than 500 Animal Units:

Means facilities covered by Wis. Adm. Code ch. ATCP 51.

Nonfarm Residence:

Any residence other than a farm residence.



Nonconforming Uses or Structures:

Any structure, land, or water lawfully used, occupied, or erected at the time of the effective date of this Ordinance which does not conform to the regulations of this Ordinance. Any such structure conforming in respect to use, but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

Open Space Parcel:

A parcel on which no buildings, other than hunting blinds or small sheds, have been constructed or approved for construction.

Person:

An individual, corporation, partnership, limited liability company (LLC), trust, estate or other legal entity.

Prime Farmland:

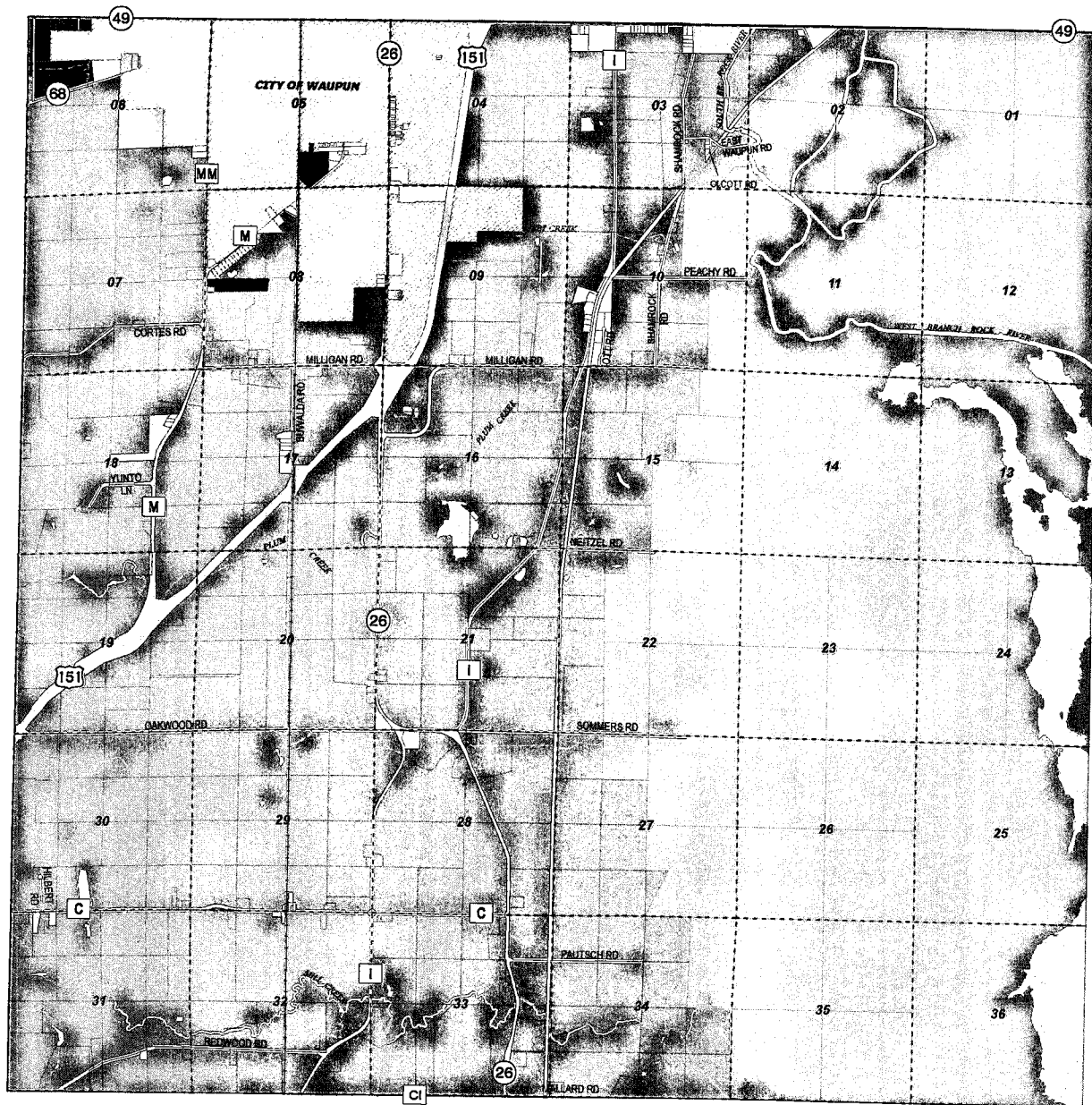
An area with a class I or II land capability classification as identified by the Natural Resources Conservation Service of the United States Department of Agriculture or land that is identified as prime farmland in a certified farmland preservation plan. Prime farmland soils are not necessarily associated with the boundaries of the FP Farmland Preservation Zoning District.

Protected Farmland:

Land that is any of following:

- (1) Land that is located in the FP Farmland Preservation Zoning District certified under ch. 91, Wis Stats.
- (2) Covered by a farmland preservation agreement under ch. 91, Wis Stats.
- (3) Covered by an agricultural conservation easement under s. 93.73, Wis Stats.
- (4) Otherwise legally protected from nonagricultural development

# TOWN OF CHESTER FARMLAND PRESERVATION ZONING



## LEGEND

- US Highways
- State Roads
- County Roads
- Town Roads
- Railroads
- PLS Sections
- Town Boundaries
- Cities & Villages
- Tax Parcels
- Waterbodies

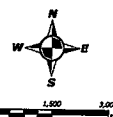
## ZONING DEFINITIONS

- Farmland Preservation
- Conservancy
- AG General Agricultural
- R-1 Residential
- RC Recreation
- Commercial
- Industrial

THIS IS TO CERTIFY THAT THIS MAP IS A CERTIFIED COPY OF THE OFFICIAL ZONING MAP ADOPTED AND APPROVED WITH THE ZONING ORDINANCE, TOWN OF CHESTER, DODGE COUNTY, WISCONSIN ON XXXXXXXXXX BY THE TOWN BOARD OF THE TOWN OF CHESTER. (COUNTY BOARD APPROVED XXXXXXXXXX)

**Dodge County  
Land Resources and Parks  
Department**

MAP CREATED: June 30, 2017  
DATCP CERTIFIED: July 6, 2017  
TOWN ADOPTED: XXXXXXX  
COUNTY APPROVED: XXXXXXX



2  
3 **JURISDICTIONAL TRANSFER OF A PORTION OF**  
4 **COUNTY TRUNK HIGHWAY S TO VILLAGE OF IRON RIDGE**

5  
6 TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
7 MEMBERS,

8  
9 **WHEREAS**, the functional and jurisdictional relationship of present Village of Iron Ridge streets  
10 and Dodge County highways has been cooperatively reviewed by the Village of Iron Ridge and Dodge  
11 County; and,

12  
13 **WHEREAS**, pursuant to §83.025(1), Wis. Stats., a county board may make additions to and  
14 deletions from its county trunk highway system, by resolution, with the consent of the Department of  
15 Transportation and the affected local governing body; and,

16  
17 **WHEREAS**, a portion of County Trunk Highway S (CTH S) runs through the Village of Iron  
18 Ridge and has recently been reconstructed; and,

19  
20 **WHEREAS**, based on its review, it is recommended by the Dodge County Highway Committee  
21 that the Dodge County Board of Supervisors transfer the jurisdictional responsibility for the 0.95 miles of  
22 CTH S from its intersection with State Trunk Highway 67 (STH 67), to a point 0.17 miles south of the  
23 centerline of Albert Street, being the south curb line of a private drive known as Meadowbrook Drive, as  
24 described in the Memorandum of Understanding marked and attached hereto as Exhibit "A", to the Village  
25 of Iron Ridge; and,

26  
27 **WHEREAS**, the Village of Iron Ridge has agreed to accept jurisdictional responsibility for the  
28 above-noted portion of CTH S by Resolution of the Village Board;

29  
30 **SO, NOW, THEREFORE, BE IT RESOLVED**, that the Dodge County Board of Supervisors  
31 hereby transfers jurisdictional responsibility to the Village of Iron Ridge for the 0.95 miles of CTH S from  
32 its intersection with STH 67 to a point 0.17 miles south of the centerline of Albert Street being the south  
33 curb line of a private drive known as Meadowbrook Drive in Section 25, T.11N., R.16E., Village of Iron  
34 Ridge, Dodge County, Wisconsin, in accordance with Exhibit "A"; and,

35  
36 **BE IT FURTHER RESOLVED**, that this jurisdictional transfer shall be effective December 31,  
37 2017, at 11:59 P.M.; and,

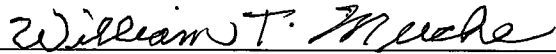
38  
39 **BE IT FURTHER RESOLVED**, that the Dodge County Highway Commissioner is authorized to  
40 enter into an agreement with the Village of Iron Ridge and the Department of Transportation to accomplish  
41 the jurisdictional transfer of CTH S as described herein; and,

42  
43 **BE IT FINALLY RESOLVED**, that upon acceptance of the jurisdictional transfer of the above-  
44 noted portion of CTH S, the name be, and hereby is, changed to W. Pleasant Street and S. Main Street.


All of which is respectfully submitted this 14th day of November, 2017.

**Dodge County Highway Committee:**

  
Harold J. Johnson

  
William T. Muche

  
Jeffrey Caine

  
Ed Nelson

  
Jeff Berres

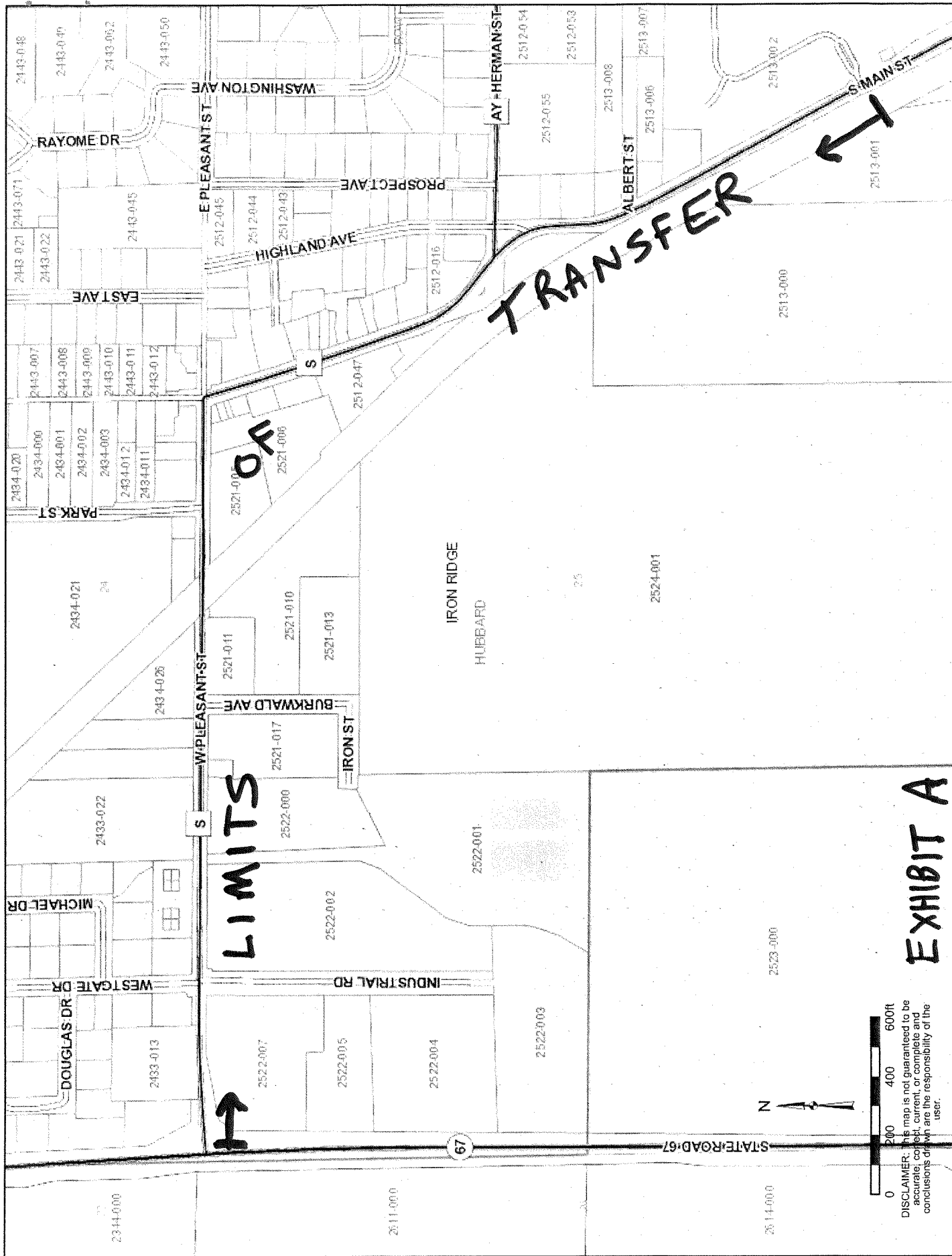
**FISCAL NOTE:**

*The revenue/expenditure is contained in the current year budget:* ☐ Yes ☐ No ☒ N/A.

*Budget Impact:* \$\_\_\_\_\_. *Finance Committee review date:* November 7, 2017. *Chair initials:* \_\_\_\_\_.

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution transferring jurisdiction of a portion of CTH S to the Village of Iron Ridge.



# EXHIBIT A



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

1 RESOLUTION NO. 17-60

2  
3 **Advisory Resolution Opposing 2017 Senate Bill 425**  
4 **Limiting Local Authority to Regulate Certain Wireless Facilities**  
5

6  
7 TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN MEMBERS,  
8

9  
10 **WHEREAS**, 2017 Senate Bill 425 proposes to create §§ 66.0404(4e) and 66.0414, of the *Wisconsin*  
11 *Statutes*, pertaining to regulating certain wireless facilities and the placement thereof in county rights-of-way;  
12 and,  
13

14 **WHEREAS**, the proposed legislation purports to create and provide certain benefits to small  
15 wireless facilities in the form of regulatory exceptions and no fee permitting; and,  
16

17 **WHEREAS**, the proposed legislation significantly limits Dodge County's ability to regulate the  
18 siting of certain wireless facilities and related infrastructure on county-owned land and county right-of-way;  
19 and,  
20

21 **WHEREAS**, counties acquire land and rights-of-way for the benefit of the public and specifically  
22 rights-of-way are acquired for the safety of the traveling public; and,  
23

24 **WHEREAS**, county rights-of-way serve as an uncluttered or minimally burdened buffer providing  
25 for road construction and maintenance operations, clear lines of vision for travelling public and capacity in  
26 the event of a traffic accident; and,  
27

28 **WHEREAS**, county highway commissioners are cognizant of the purposes and have local  
29 knowledge and expertise in determining safe use of county rights-of-way adjacent to county highways; and,  
30

31 **WHEREAS**, currently, counties have the authority to determine the proper location of wireless  
32 facilities and related infrastructure and whether to impose charges or fees for the siting of same on county-  
33 owned lands including county right-of-way; and,  
34

35 **WHEREAS**, preempting or limiting Dodge County's ability to regulate the siting of certain wireless  
36 facilities and related infrastructure, as proposed by 2017 Senate Bill 425, on county-owned lands and county  
37 rights-of-way removes the County's exercise of discretion and flexibility for determining the proper and safe  
38 location of such structures; and,  
39

40 **SO, NOW, THEREFORE, BE IT RESOLVED**, by the Dodge County Board of Supervisors that it  
41 hereby opposes the adoption of 2017 Senate Bill 425 and urges the State Legislature to vote against this  
42 proposal; and,  
43

44 **BE IT FINALLY RESOLVED**, that that the Dodge County Clerk shall transmit a copy of this  
45 Resolution to the Governor of the State of Wisconsin, all Wisconsin State Legislators with a constituency  
46 within Dodge County, and the Wisconsin Counties Association.  
47

All of which is respectfully submitted this 14th day of November, 2017.

**Dodge County Executive Committee:**

Russell Kottke  
Russell Kottke

Donna Maly  
Donna Maly

Mary Ann Miller  
Mary Ann Miller

David Frohling  
David Frohling

Dennis R. Schmidt  
Dennis Schmidt

Joseph M. Marsik  
Joseph M. Marsik

Jeff Berres  
Jeff Berres

**The Dodge County Highway Committee:**

Harold Johnson  
Harold Johnson

Jeffrey Carne  
Jeffrey Carne

William Muche  
William Muche

Jeff Berres  
Jeff Berres

Ed Nelson  
Ed Nelson

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution opposing the 2017 Senate Bill 425 limiting local authority to regulate certain wireless facilities.

**Authorize Joining Lawsuit to Prosecute Claims against Certain Opioid Manufacturers**

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
MEMBERS:

**WHEREAS**, Dodge County ("County") is concerned with the recent and rapid rise in difficulties facing County citizens, residents, and visitors in relation to problems arising out of the use, abuse and overuse of opioid medications, which according to certain studies, impacts millions of people across the country; and,

**WHEREAS**, issues and concerns surrounding opioid use, abuse, and overuse by citizens, residents and visitors are not unique to the County and are, in fact, issues and concerns shared by all other counties in Wisconsin and counties across the country, as has been well documented through various reports and publications, and is commonly referred to as the Opioid Epidemic ("Opioid Epidemic"); and,

**WHEREAS**, the societal costs associated with the Opioid Epidemic are staggering and, according to the Centers for Disease Control and Prevention, amounting to billions of dollars annually; and,

**WHEREAS**, the National Institute for Health has identified the manufacturers of certain opioid medications as being directly responsible for the rapid rise of the Opioid Epidemic by virtue of their aggressive and, according to some, unlawful and unethical marketing practices; and,

**WHEREAS**, certain opioid manufacturers have faced civil and criminal liability for their actions that relate directly to the rise of the Opioid Epidemic; and,

**WHEREAS**, the County has spent significant unexpected and unbudgeted time and financial resources in its programs and services related to the Opioid Epidemic; and,

**WHEREAS**, the County is responsible for a multitude of programs and services, all of which require the County to expend resources generated through state and federal aid, local property tax levy, fees and other permissible revenue sources; and,

**WHEREAS**, the County's provision of programs and services becomes more and more difficult every year because the costs associated with providing the Opioid Epidemic programs and services continue to rise, yet the County's ability to generate revenue is limited by strict statutory levy limit caps and stagnant or declining state and federal aid to the County; and,

**WHEREAS**, financial and other resources the County expends in addressing, combatting and otherwise dealing with the Opioid Epidemic are resources that cannot be used for other critical programs and services that the County provides to County citizens, residents and visitors; and,

**WHEREAS**, the County has been informed that numerous counties and states across the country have filed or intend to file lawsuits against certain opioid manufacturers in an effort to force the persons and entities responsible for the Opioid Epidemic to assume financial responsibility for the costs associated with addressing, combatting and otherwise dealing with the Opioid Epidemic; and,



1       **WHEREAS**, the County has engaged in discussions with representatives of the law firms of von  
2 Briesen & Roper, s.c., Crueger Dickinson LLC, and Simmons Hanly Conroy LLC (the "Law Firms")  
3 related to the potential for the County to pursue certain legal claims against certain opioid manufacturers;  
4 and,  
5

6       **WHEREAS**, the Law Firms have proposed that the County engage the Law Firms to prosecute the  
7 aforementioned claims on a contingent fee basis whereby the Law Firms would not be compensated unless  
8 the County receives a financial benefit as a result of the proposed claims, and the Law Firms would  
9 advance any and all claim-related costs and expenses associated with the claims; and,  
10

11       **WHEREAS**, the Law Firms have assured the County that any and all of the costs and expenses  
12 associated with the claims against certain opioid manufacturers would be borne by the Law Firms; and,  
13

14       **WHEREAS**, the Law Firms have provided a proposed engagement letter, ("Engagement Letter")  
15 specifying the terms and conditions under which the Law Firms would provide legal services to the County  
16 and otherwise consistent with the terms of this Resolution; and,  
17

18       **WHEREAS**, the County has been informed that the Wisconsin Counties Association has engaged  
19 in extensive discussions with the Law Firms and has expressed a desire to assist the Law Firms, the County  
20 and other counties in the prosecution of claims against certain opioid manufacturers; and,  
21

22       **WHEREAS**, the County would participate in the prosecution of the claim(s) contemplated in this  
23 Resolution by providing information and materials to the Law Firms and, as appropriate and allowed by  
24 law, the Wisconsin Counties Association as needed; and,  
25

26       **WHEREAS**, the County believes it to be in the best interest of the County, its citizens, residents,  
27 visitors and taxpayers to join with other counties in and outside Wisconsin in pursuit of claims against  
28 certain opioid manufacturers; and,  
29

30       **WHEREAS**, by pursuing the claims against certain opioid manufacturers, the County is attempting  
31 to hold those persons and entities that had a significant role in the creation of the Opioid Epidemic  
32 responsible for the financial costs assumed by the County;  
33

34       **SO, NOW, THEREFORE, BE IT RESOLVED**, that the Dodge County Board of Supervisors  
35 authorizes the appropriate county officials to execute an Engagement Letter, provided that such  
36 Engagement Letter contains terms and conditions satisfactory to the County, including, but not limited  
37 to, a provision that specifies that all costs, expenses, and attorneys' fees shall be borne by the Law Firms  
38 and reimbursed only if the County receives a financial benefit from the prosecution of the proposed  
39 claim(s); and,  
40

41       **BE IT FURTHER RESOLVED**, that the County shall endeavor to faithfully perform all  
42 actions required of the County in relation to the claims contemplated herein, and hereby directs all the  
43 County personnel to reasonably cooperate with and assist the Law Firms in relation thereto; and,  
44


45       **BE IT FINALLY RESOLVED**, that the Dodge County Clerk shall forward a copy of this  
46 Resolution to the Wisconsin Counties Association, 22 E. Mifflin Street, Suite 900, Madison, Wisconsin,  
47 53703.

All of which is respectfully submitted this 14<sup>th</sup> day of November, 2017.


**Dodge County Executive Committee:**

  
Russell Kottke

  
Donna Maly

  
Mary Ann Miller

  
David Frohling

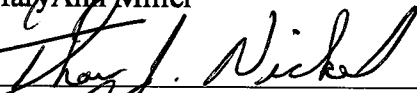
  
Dennis Schmidt

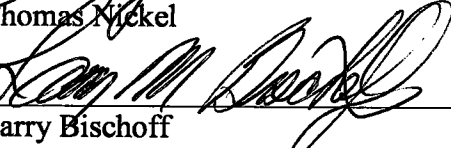
  
Joseph M. Marsik

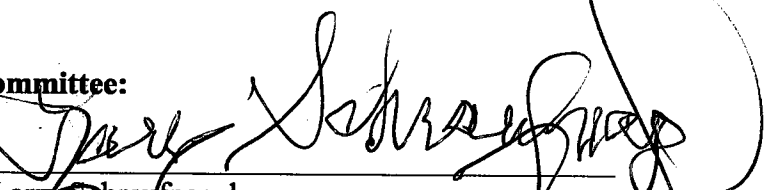
  
Jeff Berres

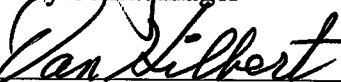
**Dodge County Judicial and Public Protection Committee:**

  
Mary Ann Miller

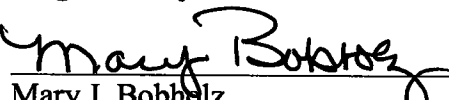
  
Thomas Nickel

  
Larry Bischoff


  
Larry Schraufnagel

  
Dan Hilbert

**Dodge County Human Services and Health Board:**

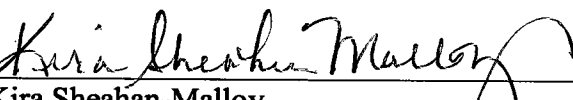
  
Mary J. Bobholz

  
Stephanie Justmann

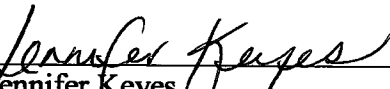
  
Becky Glewen

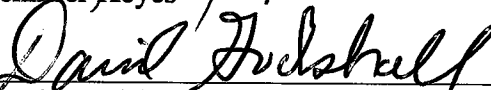
  
Mark E. Roesch

  
Jeremy Bartsch

  
Kira Sheahan-Malloy

  
Lois Augustson

  
Jennifer Keyes

  
David Godshall

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution to engage with law firms to prosecute claims against certain opioid manufacturers.

1 RESOLUTION NO. 17-62

2  
3 **Transfer Funds from 2017 Information Technology Department Budget to**  
4 **Various 2017 Department Budgets**  
5

6 TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
7 MEMBERS:  
8

9 **WHEREAS**, the Dodge County Information Technology Department (IT Department), with  
10 oversight by the Dodge County Information Technology Committee, has the primary responsibility for  
11 evaluating the technology needs of Dodge County's departments and implementing same; and,  
12

13 **WHEREAS**, the IT Department has determined that it is in the best interest of Dodge County to  
14 maintain Kronos by acquiring software licenses, support, equipment, and educational services ("Kronos  
15 Maintenance") for various County Departments; and,  
16

17 **WHEREAS**, in 2017, the IT Department budgeted for the Kronos Maintenance for Clearview, the  
18 Dodge County Highway Department, the Dodge County Sheriff's Office, the Dodge County Jail, and the  
19 Dodge County Human Services and Health Department ("Departments") in the amount of \$50,740; and,  
20

21 **WHEREAS**, the U.S. Office of Management and Budget (OMB) recently issued rules pertaining  
22 to comprehensive grant reform which, as interpreted, define the purchase of software licenses and related  
23 services and equipment as a direct cost to the Departments; and,  
24

25 **WHEREAS**, the Dodge County Finance Committee desires to adhere to the OMB rules; and,  
26

27 **WHEREAS**, no funds have been budgeted in the 2017 Department Budgets to fund the Kronos  
28 Maintenance; and,  
29

30 **WHEREAS**, the IT Committee and the Dodge County Finance Committee ("Committees") have  
31 determined that it is necessary to proceed with a transfer of 2017 IT Department budgeted funds to  
32 various 2017 Department Budgets for the purchase of certain Kronos Maintenance; and,  
33

34 **WHEREAS**, the Committees have formed the considered conclusion to recommend to the Dodge  
35 County Board of Supervisors that the Dodge County Board of Supervisors authorize and direct the  
36 transfer of funds in the amount of \$50,740 from Business Unit 1814, Enterprise Systems, Account No.  
37 .5249, Computer Maintenance, License, and Repair, to various Business Units and Accounts in the  
38 appropriate departments, as specified on the attached document entitled *Unbudgeted/Excess Revenue*  
39 *Appropriation Revenue and Expenditure Adjustment Form*, attached hereto and incorporated herein as  
40 Exhibit "A"; and,  
41

42 **WHEREAS**, the Committees have determined that Clearview Kronos Maintenance, in the  
43 amount of \$25,829, should be transferred to Contingency Appropriation;  
44

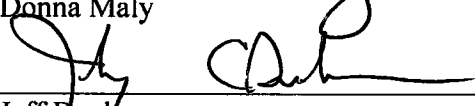
45 **SO, NOW, THEREFORE, BE IT RESOLVED**, that the Dodge County Board of Supervisors,  
46 upon recommendation of the Committees, hereby authorizes and directs the transfer of funds in the  
47 amount of \$50,740 from Business Unit 1814, Enterprise Systems, Account No. .5249, Computer  
48 Maintenance, License, and Repair, to various Business Units and Accounts in the appropriate  
49 departments, as specified on the attached document entitled *Unbudgeted/Excess Revenue Appropriation*  
50 *Revenue and Expenditure Adjustment Form*, attached hereto and incorporated herein as Exhibit "A"; and,

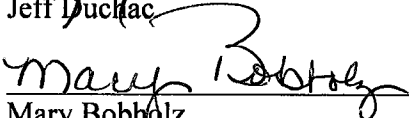
1  
2 **BE IT FINALLY RESOLVED**, that the Highway Department, the Sheriff's Office, the Dodge  
3 County Jail, and the Human Services and Health Department shall be limited in its use of said transferred  
4 funds for the purchase of certain Kronos Maintenance specified herein.

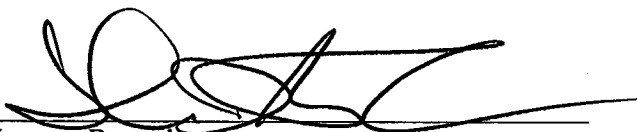
All of which is respectfully submitted this 14th day of November, 2017.

**Dodge County Information Technology Committee:**

  
\_\_\_\_\_  
Donna Maly

  
\_\_\_\_\_  
Jeff Duchac

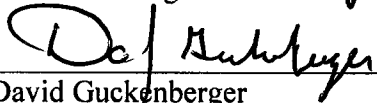
  
\_\_\_\_\_  
Mary Bobholz

  
\_\_\_\_\_  
Jeremy Bartsch

  
\_\_\_\_\_  
Janice Bobholz


**Dodge County Finance Committee:**

  
\_\_\_\_\_  
David Frohling

  
\_\_\_\_\_  
David Guckenberger

  
\_\_\_\_\_  
Thomas J. Schaefer

  
\_\_\_\_\_  
Ed Benter

  
\_\_\_\_\_  
Richard Fink

**Vote Required:** Majority of Members present.

**Resolution Summary:** A resolution to transfer funds from 2017 Information Technology Department Budget to Various 2017 Department Budgets.



**Dodge County, Wisconsin**  
**Finance Department**  
**Unbudgeted/Excess Revenue Appropriation**  
**Revenue and Expenditure Adjustment Form**  
 Effective January 1st, 2016

**Doc = BX**  
**Ledger = BA**

Date: November 14, 2017

Department: Information Technology, Human Services and Health Department, Sheriff  
 Office, Highway and Finance

For Finance Department use only	
Doc#	_____
Batch#	_____
GL Date:	_____

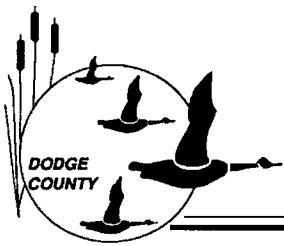
**Description of Adjustment:**

Kronos Software licenses - Direct charge to Departments Kronos Inv# 11115829, date 10/28/16 - Posted in 2017  
**Resolution - Transfer Funds from 2017 Information Technology Department Budget to Various**

**2017 Department Budgets**

Budget Adjustment				
Business Unit Number	Account Object Number	Subsidiary Number	Account Title	Amount
1499	5922	.011	Operating Transfer-PH AA	535
1499	5922	.012	Operating Transfer-Unified AA	2,849
1499	5922	.013	Operating Transfer-SS AA	3,435
1499	5922	.015	Operating Transfer-Nut AA	1,011
4001	4921	.01	Operating Transfer AA	-535
4899	4921	01	Operating Transfer AA	-2,849
5099	4921	01	Operating Transfer AA	-3,435
5799	4921	01	Operating Transfer AA	-1,011
1499	5926	.013	Operating Transfer-Hwy AA	4,468
3099	4921	.01	Operating Transfer-Hwy AA	-4,468
1499	5926	.013	Operating Transfer-Hwy BA	4,468
3099	4921	.01	Operating Transfer-Hwy BA	-4,468
1499	5922	.011	Operating Transfer-PH BA	535
1499	5922	.012	Operating Transfer-Unified BA	2,849
1499	5922	.013	Operating Transfer-SS BA	3,435
1499	5922	.015	Operating Transfer-Nut BA	1,011
4001	4921	.01	Operating Transfer BA	-535
4899	4921	01	Operating Transfer BA	-2,849
5099	4921	01	Operating Transfer BA	-3,435
5799	4921	01	Operating Transfer BA	-1,011
1814	5249		Computer Maint, Lic. & Repair BA	-50,740
4001	5249		Computer Maint, Lic. & Repair BA	347
4047	5249		Computer Maint, Lic. & Repair BA	188
4801	5249		Computer Maint, Lic. & Repair BA	497
4802	5249		Computer Maint, Lic. & Repair BA	96
4804	5249		Computer Maint, Lic. & Repair BA	144
4807	5249		Computer Maint, Lic. & Repair BA	144
4808	5249		Computer Maint, Lic. & Repair BA	393
4820	5249		Computer Maint, Lic. & Repair BA	96
4840	5249		Computer Maint, Lic. & Repair BA	336
4851	5249		Computer Maint, Lic. & Repair BA	189
4852	5249		Computer Maint, Lic. & Repair BA	310
4855	5249		Computer Maint, Lic. & Repair BA	408
4881	5249		Computer Maint, Lic. & Repair BA	236
5001	5249		Computer Maint, Lic. & Repair BA	401
5002	5249		Computer Maint, Lic. & Repair BA	649
5006	5249		Computer Maint, Lic. & Repair BA	457
5035	5249		Computer Maint, Lic. & Repair BA	597
5036	5249		Computer Maint, Lic. & Repair BA	346
5055	5249		Computer Maint, Lic. & Repair BA	864
5085	5249		Computer Maint, Lic. & Repair BA	121
5086	5249		Computer Maint, Lic. & Repair BA	380
5731	5249		Computer Maint, Lic. & Repair BA	113
5732	5249		Computer Maint, Lic. & Repair BA	518
2061	5249		Computer Maint, Lic. & Repair BA	6,946
2062	5249		Computer Maint, Lic. & Repair BA	56
2022	5249		Computer Maint, Lic. & Repair BA	333
2036	5249		Computer Maint, Lic. & Repair BA	56
2001	5249		Computer Maint, Lic. & Repair BA	222
2021	5249		Computer Maint, Lic. & Repair BA	2,333
2029	5249		Computer Maint, Lic. & Repair BA	167
2031	5249		Computer Maint, Lic. & Repair BA	778
2033	5249		Computer Maint, Lic. & Repair BA	56
2051	5249		Computer Maint, Lic. & Repair BA	222
2056	5249		Computer Maint, Lic. & Repair BA	1,444
3111	5249		Computer Maint, Lic. & Repair BA	4,468
1390	5931		General Contingency BA	25,829

Exhibit "A"



# Clearview

Date: October 31, 2017

To: Honorable Dodge County Board of Supervisors

From: Jane Hooper

RE: 2017 Budget Adjustment Resolution

Clearview estimates its revenue budget on the basis of historical and economic trends. Clearview also estimates revenues based on projected census, payer source, and reimbursement rate. In response to the actual revenue recognized in 2017 Clearview must adjust its revenue budgets for 2017 accordingly.

The Assisted Living and Behavioral Health areas have Other County Funded revenues that will exceed initial budget estimates. The net increase in revenues is \$83,459 and \$22,641 respectively.

With the nationwide emphasis to provide health services to individuals in the home instead of utilizing skilled nursing facilities, more clinically complex residents are being cared for at Clearview. This change has resulted in higher costs in terms of medical supplies and medications. In addition, maintenance and equipment expenses will steadily increase as the Clearview building ages.

Medical services expense lines are being adjusted based on the type and payer of these services. The net expense adjustment is a decrease of \$34,500.

Facility and ancillary services expenses have resulted in an increase of \$47,400. This is due higher resident demand along with price increases of several vendors. Utility costs are slightly higher than budgeted by \$3,000.

Medication and supply costs are higher than budget in several areas of Clearview due to higher resident needs. Costs are for medical supplies, medications, oxygen, household and food items. The amount of expense increase is \$66,200.

Equipment rental costs are higher due to acquiring a new vendor who more adequately meets the needs of our residents. This increase is in the amount of \$12,000.

Phone service expenses have changed somewhat between the facility phone service and mobile phone services. The expense amount has exceeded expected costs by \$7,000.

With additional regulations being added by the federal government, staff are required to attend additional conferences, seminars and applicable membership dues. The result is an increase of \$5,000.

Sincerely,



Jane Hooper  
Clearview Executive Director

RESOLUTION NO. 17-63

**Clearview 2017 Dodge County Budget Amendment**

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
MEMBERS,

**WHEREAS**, the Dodge County Board of Supervisors adopted the 2017 Dodge County Budget on November 15, 2016; and,

**WHEREAS**, due to events which have taken place and circumstances which have changed since the Dodge County Board of Supervisors adopted the 2017 Dodge County Budget, it is now necessary to change the amounts of some of the various revenues and expenses that were stated in the 2017 Dodge County Budget for Clearview at the time it was adopted; and,

**WHEREAS**, Clearview has received unbudgeted revenue in the amount of \$106,100 due to non-Dodge County residents being provided care and services at Clearview; and,

**WHEREAS**, Clearview has also experienced a net increase in unbudgeted expenses in 2017, in part due to the increased services provided; and,

**WHEREAS**, the Dodge County Health Facilities Committee and the Dodge County Finance Committee (Committees) hereby recommend to the Dodge County Board of Supervisors, that the Dodge County Board of Supervisors authorize and direct the Dodge County Finance Director to change the amounts of those revenues and expenses, as specified in the attached document entitled *Unbudgeted/Excess Revenue Appropriation Revenue and Expenditure Adjustment Form*, attached hereto and incorporated herein as Exhibit "A";


**SO, NOW, THEREFORE, BE IT RESOLVED**, that the Dodge County Board of Supervisors, upon recommendation of the Committees, hereby authorizes and directs the transfer of funds in the amount of \$83,459 from Business Unit 4524, Northview Heights CBRF, Account No. 4734.45, CV Other County Charges, and \$22,641 from Business Unit 4525, Clearview Behavioral Health, Account No. 4734.45, CV Other County Charges, to various Business Units and Accounts, as specified in the attached document entitled *Unbudgeted/Excess Revenue Appropriation Revenue and Expenditure Adjustment Form*, attached hereto and incorporated herein as Exhibit "A".

All of which is respectfully submitted this 14th day of November, 2017.

**Dodge County Health Facilities Committee:**

  
Larry Bischoff

  
Jeffrey Duchac

  
Thomas J. Schaefer

  
Dan Hilbert

  
Lisa Derr


**FISCAL NOTE:**

**The revenue/expenditure is contained in the current year budget:** Yes X No N/A.

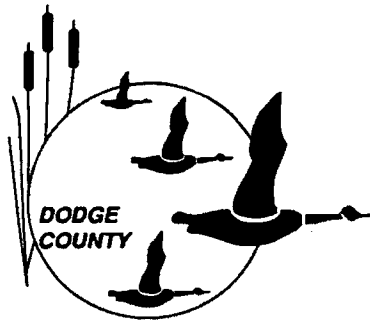
**Budget Impact:** \$106,100. **Finance Committee review date:** November 7, 2017. **Chair initials:** 

**Vote Required:** Two-thirds (2/3) of members elect.

**Resolution Summary:** Resolution amending the 2017 Dodge County Budget (Clearview).

	<b>Dodge County, Wisconsin</b>				Doc = BX	
	<b>Finance Department</b>				Ledger = BA	
	<b>Unbudgeted/Excess Revenue Appropriation</b>					
	<b>Revenue and Expenditure Adjustment Form</b>					
Effective January 1st, 2016						For Finance Department use only  Doc# _____  Batch# _____  GL Date: _____
Date: 10/30/17						
Department: Clearview						
<b>Description of Adjustment:</b>						
The two revenue budget increases are from other counties paying for residents at the CBRF and Behavioral Health areas above what was budgeted. Expense decreases are from lower Nursing Home and Dentist expenses. Some therapy expenses are lower than expected and Nursing Home supplies are lower however this lower expense is offset by higher medical supply costs in the IID facility. Since Medicare census has been stable, Medicare therapy and supply costs have been higher than budgeted. In addition, laundry service costs are higher than planned.						
<b>Budget Adjustment</b>						
Business Unit Number	Account Object Number	Subsidiary Number	Account Title	Amount		
4524	4734	45	CV Other County Charges	(83,459)		
4525	4734	45	CV Other County Charges	(22,641)		
4528	5211	07	X-Ray Services	3,000		
4520	5211	16	PVT-Pharmacy Services	3,500		
4520	5211	32	MC-Physical Therapy	5,000		
4520	5211	34	MC-Speech Therapy	14,000		
4582	5219		Other Professional Services	3,000		
4556	5222		Electricity Services	8,000		
4553	5241		Motor Vehicle Maintenance	2,500		
4525	5242		Equipment Maintenance & Repair	2,500		
4544	5246		Contracted Services	2,500		
4547	5279		Other Purchased Services	30,000		
4544	5279	00	Shredding Services	1,500		
4544	5297		Refuse Collection	5,500		
4569	5324		Membership Dues	1,000		
4569	5326		Advertising Expense	3,000		
4569	5336		Lodging	2,500		
4520	5339		Inservice/Seminars	1,500		
4521	5341		Incontinent Supplies	6,500		
4528	5341		Incontinent Supplies	2,200		
4524	5343		Food	3,000		
4521	5343		Oxygen Supplies	6,000		
4525	5343		Oxygen Supplies	2,500		
4541	5343		Food	10,000		
4521	5345		MA-Over the Counter Drugs	5,000		
4525	5346		PVT-Over the Counter Drugs	3,500		
4520	5347	39	MC-Other Supplies	22,000		
4521	5349		MA-Other Supplies	33,000		
4535	5395		Resident Incentive Program	1,400		
4569	5402		Co. Administration Services	1,500		
4569	5475		Co. Telephone Service	10,000		
4528	5533		Equipment Rental	12,000		
4520	5211	05	Consulting Physicians	(10,000)		
4532	5211	09	Consulting Dentist	(5,000)		
4520	5211	30	MC-Occupational Therapy	(5,000)		
4520	5211	38	MC-Pharmacy Services	(15,000)		
4520	5211	39	MC-Professional Services	(25,000)		
4556	5224		Natural Gas Services	(5,000)		
4569	5225	112	Mobile Service	(3,000)		
4520	5242		Nursing Equipment Repair	(3,000)		
4569	5328		Employment Ads	(3,000)		
4520	5349		MA-Other Supplies	(25,000)		
4553	5432		Co. Vehicle Fuel Services	(2,500)		
<b>Exhibit "A"</b>						





---

**ADMINISTRATION DEPARTMENT**

***JAMES MIELKE, COUNTY ADMINISTRATOR***

---

**127 East Oak Street, Juneau, Wisconsin, 53039 (920) 386-4251**

To: Dodge County Board Supervisors  
From: Jim Mielke – County Administrator  
Julie Kolp – Finance Director  
Kim Nass – Corporation Counsel  
Date: November 7, 2017

**Re: 2018 Finance Committee Budget Amendments - Net Impact**

At the October 24<sup>th</sup> Special Finance Committee meeting, two budget amendments were presented for consideration and approved by the Finance Committee.

**Budget Amendment One:**

A motion was approved to change the funding source of the proposed Water Rescue Equipment expenditure of \$40,000 from Sales Tax to Tax Levy and to reallocate the \$40,000 of sales tax to debt service, specifically the debt service for the Neosho Highway shop.

As a result of the adopted motion, the Sales Tax Allocation for 2018 as itemized on Exhibit A of Resolution 17-45 *Financial Plan for the 2018 Dodge County Budget* has been revised to reflect the action taken by the Finance Committee. The revised Exhibit A is a part of the 2018 Budget Appropriation Resolution.

**Budget Amendment Two:**

A motion was approved to eliminate the proposed \$40,000 expenditure for Water Rescue Equipment and reallocate the levy dollars to Highway maintenance.

**Overall Impact:**

Based upon the two adopted Budget Amendments:

- \$40,000 of Sales Tax dollars has been repurposed from Water Rescue Equipment to Debt Service, specifically for the Neosho Highway Shop.
- The proposed \$40,000 expenditure for Water Rescue Equipment has been eliminated.
- Tax Levy dollars of \$40,000 has been reallocated to Highway Maintenance.

**2018 Dodge County Budget Appropriation and Revised Financial Plan**

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN  
MEMBERS:

**WHEREAS**, the proposed 2018 Budget Summary-Dodge County was published in the Beaver Dam Daily Citizen on October 23, 2017, in accordance with the provisions of §65.90, Wis. Stats.; and,

**WHEREAS**, the proposed expenditures and revenues for 2018 are shown in the Dodge County 2018 Budget Book dated October 17, 2017 and is available for review in the Office of the Dodge County Clerk and incorporated herein by reference; and,

**WHEREAS**, the Equalized Valuation for Dodge County reported by the Wisconsin Department of Revenue on August 15, 2017 is \$6,375,762,700 (TID out: \$6,148,663,100); and,

**WHEREAS**, the total indebtedness of Dodge County as of December 31, 2016, is \$33,130,000; and,

**WHEREAS**, on the recommendation of the Finance Committee, the Dodge County Board of Supervisors adopted Resolution 17- 53, Adjustment to Allowable Levy Limit – Unused Levy at its meeting on October 17, 2017 which approved an adjustment in the amount of \$99,328; and,

**WHEREAS**, at its meeting on October 24, 2017, the Finance Committee adopted budget amendments to the proposed 2018 Dodge County Budget removing \$40,000 from the 2018 Emergency Management Budget for Water Rescue Equipment, adding \$40,000 to the 2018 Highway Budget for Highway Maintenance to be funded through an increase of Fund Balance Applied to County Levy and modifying the adopted 2018 Dodge County Financial Plan (Resolution 17-45); and,

**WHEREAS**, the proposed 2018 Dodge County Budget is summarized as follows:

2017 Valuation.....	\$6,148,663,100
Total Expenditures.....	\$ 111,551,287
Total Revenues.....	\$ 67,301,553
Other Revenue Sources.....	\$ 5,880,704
Sales Tax Revenues.....	\$ 4,453,750
Exempt Computer Aid.....	\$ 75,000
County Tax Levy.....	\$ 33,840,280
County Tax Rate.....	\$ 5.504

**SO, NOW, THEREFORE, BE IT RESOLVED**, by the Dodge County Board of Supervisors that the 2018 budget appropriations in the sums and for the purposes herein set forth be and the same are hereby approved; and,

1        **BE IT FURTHER RESOLVED** that by adoption of this resolution which incorporates by  
2 reference the 2018 Budget Book, the Dodge County Board of Supervisors hereby levies a tax against  
3 the taxable property of Dodge County, both real and personal, sufficient to provide for the 2018  
4 budget appropriations in Dodge County 2018 Budget Book, it being understood that this general tax  
5 levy shall not duplicate other levies adopted by this Board; and,  
6

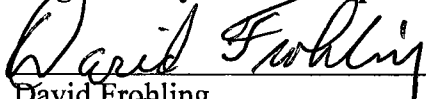
7        **BE IT FURTHER RESOLVED** that the County Clerk be and is hereby authorized and  
8 directed to assess said levy to the municipalities of Dodge County in accordance with the schedule of  
9 equalized values as prepared by the Wisconsin Department of Revenue; and,  
10

11       **BE IT FURTHER RESOLVED** that a copy of this Resolution, including the Dodge County  
12 2018 Budget Book and any amended version be made available for public inspection in the Office of  
13 the Dodge County Clerk, upon adoption, as provided by law.  
14

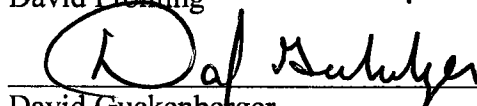
15       **BE IT FINALLY RESOLVED** that Resolution 17-45 is hereby amended revising the 2018  
16 Dodge County Financial Plan as reflected in *Revised Financial Plan for 2018 Dodge County Budget*,  
17 attached hereto and incorporated herein as Exhibit "A".

All of which is respectfully submitted this 14<sup>th</sup> day of November, 2017.

**Dodge County Finance Department:**

  
\_\_\_\_\_  
David Frohling

  
\_\_\_\_\_  
Ed Benter

  
\_\_\_\_\_  
David Guckenberger

  
\_\_\_\_\_  
Richard Fink

  
\_\_\_\_\_  
Thomas J. Schaefer

**Vote Required:** Majority of members elect.

**Resolution Summary:** A resolution to approve the 2018 Dodge County Budget Appropriation.

**Revised Financial Plan for the 2018 Dodge County Budget  
October 24, 2017**

1. Use County Sales and Use Tax proceeds in the amount of \$4,453,750 to fund the following projects in 2018.

A. Debt Service 2017 Re-Funding Bond Issues (Principal).....	\$ 835,000
B. Debt Service 2014 Bond Issue (Principal).....	\$1,500,000
C. Debt Service Neosho Highway Shop (Principal).....	\$ 666,667
D. Debt Service Detention Facility – Pipe/Vent Project..... (Principal)	\$ 540,000
E. Highway Department Allocation – Roads/Bridges.....	<u>\$ 912,083</u>

**Subtotal of 2018 Collection Expenditures: \$ 4,453,750**

**Use of Accumulated Sales Tax Fund Balance for Projects**

F. Debt Service Neosho Highway Shop (Principal).....	\$ 40,000
G. Highway Department Allocation.....	\$ 87,917
H. Sheriff Patrol Squad Video System Replacement..... (Phase II)	\$ 130,000

**Subtotal of Sales Tax Fund Balance Expenditures..... \$ 257,917**

**Total Budgeted Expenditures: \$ 4,711,667**

2. Use unassigned general funds in 2018 in an amount not to exceed \$1,400,000

(The Dodge County Board of Supervisors may make unassigned general fund transfers at a meeting scheduled to be held in October and November, 2017. This not to exceed \$1,400,000 amount will be reduced by the amount of these transfers, if any.)

REPORT 1

TO THE HONORABLE DODGE COUNTY BOARD OF SUPERVISORS

We, the Dodge County Planning, Development and Parks Committee, hereby report favorably on the petition of Karl Green, agent for Xtra Storage / The Space Store, LLC requesting amendment of the Land Use Code, Dodge County, Wisconsin, to rezone approximately 7.7-acres of land from an A-2 General Agricultural Zoning District to a C-2 Extensive Commercial Zoning District in part of the E ½ of the NE ¼, Section 7, Town of Elba, for the purpose of establishing a propane distribution facility and self-service storage facility at this location and recommend adoption of the attached ordinance.

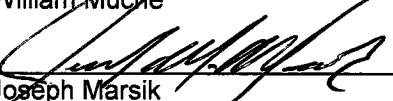
The committee has reviewed and considered the facts presented in the application and received at the public hearing and finds that the criteria listed in Section 2.3.4.1 of the Dodge County Land Use Code can be met for this proposal. The committee finds that the proposal is consistent with the Dodge County Comprehensive Plan and the stated purposes of the Dodge County Land Use Code. The committee finds that the proposal will not result in significant adverse impacts upon the surrounding properties or the natural environment and further finds that the land proposed for rezoning is suitable for development and will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas. The committee finds that the proposal will not be used to legitimize or spot zone a nonconforming use or structure and finds that the rezoning is the minimum action necessary to accomplish the intent of the petition.

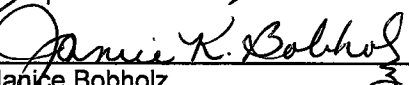
Respectfully submitted this 14th day of November, 2017

  
Tom Schaefer

  
Allen Behl

  
William Muche

  
Joseph Marsik

  
Janice Bobholz

Planning, Development and Parks Committee

**Ordinance No. 984**

**An Ordinance amending the Land Use Code, Dodge County, Wisconsin by placing certain lands in Section 7, T10N, R13E, Town of Elba, in the C-2 Commercial zoning district.**

**Whereas the subject matter of this Ordinance has been duly referred to and considered by the Dodge County Planning, Development and Parks Committee and a public hearing having been held, after the giving of requisite notice of said hearing and a recommendation thereon having been reported to the Board of Supervisors, Dodge County, Wisconsin as required by section 59.69 of the Wisconsin Statutes.**

**Whereas the Dodge County Planning, Development and Parks Committee has reviewed and considered the facts presented in the application and received at the public hearing relating to the subject matter of this Ordinance for compliance with the criteria listed in Section 2.3.4.1 of the Dodge County Land Use Code.**

**Whereas the Dodge County Planning, Development and Parks Committee has found that the criteria listed in Section 2.3.4.1 of the Dodge County Land Use Code can be met for this proposal and has further found that the proposal is consistent with the Dodge County Comprehensive Plan and the stated purposes of the Dodge County Land Use Code. Furthermore, this Committee has found that the proposal will not result in significant adverse impacts upon the surrounding properties or the natural environment, that the land proposed for rezoning is suitable for development and will not have an unreasonable effect on rare or irreplaceable natural resources, that the proposal will not be used to legitimize or spot zone a nonconforming use or structure and that the rezoning is the minimum action necessary to accomplish the intent of the petition.**

**The County Board of Supervisors of the County of Dodge does ordain as follows:**

**Section 1. The "official zoning map" adopted with the Land Use Code, Dodge County, Wisconsin on March 21, 2000 is hereby amended as shown on the map attached hereto and made part of this Ordinance.**

**Section 2. This Ordinance shall be effective upon enactment and publication.**

**Section 3. All ordinances or parts of ordinances inconsistent with or in contradiction of the provisions of this Ordinance are hereby repealed.**

**Adopted and Approved this \_\_\_\_ day of \_\_\_\_\_, 2017.**

\_\_\_\_\_  
**Russell Kottke**  
**Chairman**

\_\_\_\_\_  
**Karen J. Gibson**  
**County Clerk**

# Xtra Storage / The Space Store LLC Town of Elba, Sec. 7

The data used to create this map is a compilation of records, information, and data from various city, county and state offices, and other sources. This map is only advisory, does not replace a survey, and may not be used for any legal purpose. Dodge County assumes no liability for any use or misuse of this information.

